



\*SEE INSTRUCTIONS BEFORE FILLING OUT!

CUSIP No. 554489104

13G

Page 3 of 8 Pages

1. NAME OF REPORTING PERSON(S)  
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON(S)

Morgan Stanley Investment Management Inc.  
IRS # 13-304-0307

2. CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP\*

3. SEC USE ONLY

4. CITIZENSHIP OR PLACE OF ORGANIZATION  
The state of organization is Delaware.

NUMBER OF 5. SOLE VOTING POWER  
SHARES 2,871,337

BENEFICIALLY OWNED BY 6. SHARED VOTING POWER  
EACH 0

REPORTING PERSON 7. SOLE DISPOSITIVE POWER  
WITH 2,871,337

8. SHARED DISPOSITIVE POWER  
0

9. AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON  
4,097,901

10. CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES\*

11. PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)  
6.6%

12. TYPE OF REPORTING PERSON\*  
IA, CO

\*SEE INSTRUCTIONS BEFORE FILLING OUT!

CUSIP No. 554489104

13G

Page 4 of 8 Pages

Item 1. (a) Name of Issuer:  
MACK CALI REALTY CORP

(b) Address of Issuer's Principal Executive Offices:  
11 COMMERCE DR  
1ST FLOOR  
CRANFORD, NJ 07016

Item 2. (a) Name of Person Filing:  
(a) Morgan Stanley  
(b) Morgan Stanley Investment Management Inc.

(b) Address of Principal Business Office, or if None, Residence:  
(a) 1585 Broadway  
New York, NY 10036

(b) 1221 Avenue of the Americas  
New York, NY 10020

(c) Citizenship:  
Incorporated by reference to Item 4 of the  
cover page pertaining to each reporting person.

(d) Title of Class of Securities:  
Common Stock

(e) CUSIP Number:  
554489104

Item 3. (a) Morgan Stanley is a parent holding company.

(b) Morgan Stanley Investment Management Inc. is an Investment  
Adviser registered under Section 203 of the Investment  
Advisers Act of 1940.

Item 4. Ownership.

Incorporated by reference to Items (5) - (9) and (11) of the cover page.

(a) Morgan Stanley is filing solely in its capacity as the parent company of, and indirect beneficial owner of securities held by, one of its business units.

Item 5. Ownership of Five Percent or Less of a Class.

Inapplicable

Item 6. Ownership of More Than Five Percent on Behalf of Another Person.

Accounts managed on a discretionary basis by Morgan Stanley Investment Management Inc., a wholly owned subsidiary of Morgan Stanley, are known to have the right to receive or the power to direct the receipt of dividends from, or the proceeds from, the sale of such securities. No such account holds more than 5 percent of the class.

See item 4 (a)

Item 7. Identification and Classification of the Subsidiary which Acquired the Security Being Reported on By the Parent Holding Company.

Item 8. Identification and Classification of Members of the Group.

Item 9. Notice of Dissolution of Group.

Item 10. Certification.

By signing below I certify that, to the best of my knowledge and belief, the securities referred to above were acquired in the ordinary course of business and were not acquired for the purpose of and do not have the effect of changing or influencing the control of the issuer of such securities and were not acquired in connection with or as a participant in any transaction having such purpose or effect.

Signature.

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

Date: February 15, 2006

Signature: /s/ Dennine Bullard

-----

Name/Title Dennine Bullard/Executive Director, Morgan Stanley & Co.  
Incorporated

-----

MORGAN STANLEY

Date: February 15, 2006

Signature: /s/ Carsten Otto

-----

Name/Title Carsten Otto/Managing Director, Morgan Stanley Investment  
Management Inc.

-----

MORGAN STANLEY INVESTMENT MANAGEMENT INC.

EXHIBIT 1	Agreement to make a joint filing	7
EXHIBIT 2	Secretary's Certificate Authorizing Dennine Bullard to Sign on behalf of Morgan Stanley	8

\* Attention. Intentional misstatements or omissions of fact constitute federal criminal violations (see 18 U.S.C. 1001).

EX-99  
JOINT FILING AGREEMENT

CUSIP No. 554489104                      13-G                      Page 7 of 8 Pages

EXHIBIT 1 TO SCHEDULE 13G

FEBRUARY 15, 2006

MORGAN STANLEY and MORGAN STANLEY INVESTMENT MANAGEMENT INC.,  
hereby agree that, unless differentiated, this Schedule 13G  
is filed on behalf of each of the parties.

MORGAN STANLEY

BY: /s/ Dennine Bullard

-----  
Dennine Bullard/Executive Director, Morgan Stanley & Co. Incorporated

MORGAN STANLEY INVESTMENT MANAGEMENT INC.

BY: /s/ Carsten Otto

-----  
Carsten Otto/Managing Director, Morgan Stanley Investment  
Management Inc.

\* Attention. Intentional misstatements or omissions of fact constitute federal criminal violations (see 18 U.S.C. 1001).

EX-99.b  
SECRETARY'S CERTIFICATE

CUSIP No. 554489104                      13-G                      Page 8 of 8 Pages

EXHIBIT 2

MORGAN STANLEY

SECRETARY'S CERTIFICATE

I, Charlene R. Herzer, a duly elected and acting Assistant Secretary of Morgan Stanley, a corporation organized and existing under the laws of the State of Delaware (the "Corporation"), certify as follows:

- (1) Donald G. Kempf, Jr. served as the duly elected Executive Vice President, Chief Legal Officer and Secretary of the Corporation from December 1, 1999 to August 26, 2005;
- (2) Pursuant to Section 7.01 of the Bylaws of the Corporation and resolutions approved by the Board of Directors of the Corporation on September 25, 1998, the Chief Legal Officer is authorized to enter into agreements and other instruments on behalf of the Corporation and may delegate such powers to others under his jurisdiction; and
- (3) Donald G. Kempf signed a Delegation of Authority as of February 23, 2000, which authorized Dennine Bullard to

sign reports to be filed under Section 13 and 16 of the Securities Exchange Act of 1934 on behalf of the Corporation. Such authorization is in full force and effect as of this date.

IN WITNESS WHEREOF, I have hereunto set my name and affixed the seal of the Corporation as of the 23rd day of January, 2006.

---

Charlene R. Herzer  
Assistant Secretary