FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

OMB APPROVAL
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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

(Print or Type Responses)

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

Name and Address of Reporting Person* BYRNE BRENDAN T	2. Issuer Name and Ticker or Trading Symbol MACK CALI REALTY CORP [CLI]						5. Relationship of Reporting Person(s) to Issuer (Check all applicable) X_Director 10% Owner					
(First) C/O MACK-CALI REALTY CORPO	3. Date of Earliest Transaction (Month/Day/Year) 03/15/2004						Officer (give	itle below)	Oth	er (specify belo	N)	
(Street)	4. If Amendment, Date Original Filed(Month/Day/Year)						6. Individual or _X_ Form filed by C	ne Reporting P	erson	Applicable Line)	
CRANFORD, NJ 07016								Form filed by M	ore than One R	eporting Person		
(City) (State)	(Zip)		Table I - N	on-D	erivative	Securiti	ired, Disposed of, or Beneficially Owned					
1.Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year	2A. Deemed Execution Date, if any (Month/Day/Year)	(Instr. 8)	(A) o		ecurities Acquired or Disposed of (D) tr. 3, 4 and 5)		5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)			Form:	7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price				(I) (Instr. 4)	(======================================
Common Stock	03/15/2004		M ⁽¹⁾			٨	\$ 21.5	4,100			D	
Common Stock	03/15/2004		M ⁽¹⁾		2,000	A	\$ 38.75	6,100			D	
Common Stock	03/15/2004		S ⁽¹⁾		2,000		\$ 42.93	4,100			D	
Common Stock	03/15/2004		S ⁽¹⁾		1,000	D	\$ 43.1	3,100			D	
Common Stock	03/15/2004		S ⁽¹⁾		900		\$ 43.11	2,200			D	
Common Stock	03/15/2004		S ⁽¹⁾		100	D	\$ 43.19	2,100			D	
Common Stock	03/16/2004		M ⁽¹⁾		4,400	A	\$ 38.75	6,500			D	
Common Stock	03/16/2004		S ⁽¹⁾		1,000	D	\$ 42.83	5,500			D	
Common Stock	03/16/2004		S ⁽¹⁾		1,000	D	\$ 42.78	4,500			D	
Common Stock	03/16/2004		S ⁽¹⁾		800	D	\$ 42.84	3,700			D	
Common Stock	03/16/2004		S ⁽¹⁾		700	D	\$ 43.15	3,000			D	
Common Stock	03/16/2004		S ⁽¹⁾		600	D	\$ 42.8	2,400			D	
Common Stock	03/16/2004		S ⁽¹⁾		300	D	\$ 43.1	2,100			D	
Reminder: Report on a separate line for each of	class of securities b	eneficially owned di		Perso in thi	ons who s form a	re not r	equired	e collection of d to respond u ol number.				1474 (9-02)
	Table II	- Derivative Securit (e.g., puts, calls, w	-					Owned				
Derivative Conversion Date Security or Exercise (Month/Day/Year) a	Execution Date, if	Code Derivat	Expira (Mont lies ed	tion I	rcisable ar Date v/Year)	nd	of Ui Secu	tle and Amount nderlying rities r. 3 and 4)	Derivative Security (Instr. 5)	9. Number of Derivative Securities Beneficially Owned Following Reported Transaction (Instr. 4)	Owners Form of Derivati Security Direct (I or Indire	Beneficial Ownership (Instr. 4)

			Code	V	(A)			Expiration Date	Title	Amount or Number of Shares				
Director Stock Option (Right to Buy)	\$ 21.5	03/15/2004	M ⁽¹⁾			2,000	04/10/1997 ⁽²⁾	04/10/2006	Common Stock	2,000	\$ 21.5	0	D	
Director Stock Option (Right to Buy)	\$ 38.75	03/15/2004	M ⁽¹⁾			2,000	12/12/1998 ⁽³⁾	12/12/2007	Common Stock	2,000	\$ 38.75	8,000	D	
Director Stock Option (Right to Buy)	\$ 38.75	03/16/2004	M ⁽¹⁾			4,400	12/12/1998 ⁽³⁾	12/12/2007	Common Stock	4,400	\$ 38.75	3,600	D	

Reporting Owners

	Relationships						
Reporting Owner Name / Address	Director	10% Owner	Officer	Other			
BYRNE BRENDAN T C/O MACK-CALI REALTY CORPORATION 11 COMMERCE DRIVE CRANFORD, NJ 07016	X						

Signatures

/s/ Brendan T. Byrne	03/17/2004
**Signature of Reporting Person	Date

Explanation of Responses:

- * If the form is filed by more than one reporting person, see Instruction 4(b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- (1) The reporting person obtained and sold the Common Stock as a result of the cashless exercise of Director Stock Options.
- (2) On April 10, 1996, the reporting person was granted an option to purchase 2,000 shares of Common Stock. The option vested on April 10, 1997.
- (3) On December 12, 1997, the reporting person was granted an option to purchase 10,000 shares of Common Stock. The option vested on December 12, 1998.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.