FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

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	MB APP	PROVAL
омв и	umber:	3235-0287
Estima	ted average	burden
hours p	er response	: 0.5

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

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

1. Name and Address of Reporting Person* RITCHEY RAYMOND A				2. Issuer Name and Ticker or Trading Symbol BOSTON PROPERTIES INC [BXP]								5. Relationship of Reporting Person(s) to Issuer (Check all applicable) Director 10% Owner Officer (give title Other (specify)					
(Last) (First) (Middle) C/O BOSTON PROPERTIES, INC.				3. Date of Earliest Transaction (Month/Day/Year) 02/13/2020							X Officer (give title Other (specify below) Senior EVP						
2200 PENNSYLVANIA AVENUE, NW (Street) WASHINGTON DC 20037				4. 1	4. If Amendment, Date of Original Filed (Month/Day/Year)							6. Individual or Joint/Group Filing (Check Applicable Line) X Form filed by One Reporting Person Form filed by More than One Reporting Person					
(City)	(S		(Zip)		<u></u>							, -	<u>.</u>				
Table I - Non-Deriv 1. Title of Security (Instr. 3) 2. Transide (Month/It			action	action 2A. Deemed Execution Date,		Code (Instr. 5)		red (A) or	5. Amount of		Form: Direct (D) or Indirect	7. Nature of Indirect Beneficial Ownership					
					(v	Amount (A) or (D)		or Price	Reporter Transac (Instr. 3	d tion(s)	,, ,	(Instr. 4)		
Common Stock, par value \$0.01 02/1				02/13	3/2020		C ⁽¹⁾		35,60	35,600 A		35	35,600		By RAR/BP LLC		
		-	Table II - I						uired, Di					y Owned			
Derivative Conversion Date		3. Transaction Date (Month/Day/Year)	Execution Date, if any		5. Numb of Derivati Securitic Acquirer (A) or Dispose of (D) (Ir 3, 4 and		vative urities uired or oosed O) (Instr.	6. Date Exercis. Expiration Date (Month/Day/Yea		of Securities		ties ng e Security	Derivative Security	9. Number derivative Securities Beneficial Owned Following Reported Transactio (Instr. 4)	Ownershi Form: Direct (D) or Indirec (I) (Instr. 4	11. Nature of Indirect Beneficial Ownership (Instr. 4)	
				C	Code	v	(A)	(D)	Date Exercisabl		xpiration ate	Title	Amount or Number of Shares				
Common OP Units ⁽²⁾	(1)	02/13/2020			C ⁽¹⁾			35,600	(1)		(1)	Common Stock, par value \$0.01	35,600	(1)	0	I	By RAR/BP LLC
Common OP Units ⁽²⁾	(2)								(2)		(2)	Common Stock, par value \$0.01	31,265	5	31,265	5 I	By The Raymond A. Ritchey 2008 Family Trust
Common OP Units ⁽²⁾	(2)								(2)		(2)	Common Stock, par value \$0.01	99,305	5	99,305	5 D	

Explanation of Responses:

- 1. RAR/BP LLC redeemed 35,600 common units of limited partnership ("Common OP Units") in Boston Properties Limited Partnership ("BPLP"), of which the Issuer is the sole general partner, for an equal number of shares of the Issuer's common stock in accordance with BPLP's partnership agreement.
- 2. Represents Common OP Units in BPLP. Each Common OP Unit may be presented for redemption, at the election of the holder, for cash equal to the fair market value of a share of the Issuer's Common Stock, except that the Issuer may, at it's election, acquire each Common OP Unit so presented for redemption for one share of Common OP Units have no expiration date.

Remarks:

/s/ Kelli A. DiLuglio, as Attorney-in-Fact 02/13/2020

** Signature of Reporting Person Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

- * 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).

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

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