

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

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

| OMB APPROVAL | |
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|---|---------|----------|---|--|---|---|
| 1. Name and Address of Reporting Person* TURCHIN MARTIN | | | 2. Issuer Name and Ticker or Trading Symbol BOSTON PROPERTIES INC [BXP] | | 5. Relationship of Reporting Person(s) to Issuer (Check all applicable) <input checked="" type="checkbox"/> Director 10% Owner Officer (give title below) Other (specify below) | |
| (Last) | (First) | (Middle) | 3. Date of Earliest Transaction (Month/Day/Year) 03/01/2007 | | | 6. Individual or Joint/Group Filing (Check Applicable Line) <input checked="" type="checkbox"/> Form filed by One Reporting Person Form filed by More than One Reporting Person |
| CB RICHARD ELLIS | | | 4. If Amendment, Date of Original Filed (Month/Day/Year) | | | |
| 200 PARK AVENUE | | | | | | |
| (Street) NEW YORK NY 10166 | | | | | | |
| (City) (State) (Zip) | | | | | | |

Table I - Non-Derivative Securities Acquired, 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) | 3. Transaction Code (Instr. 8) | | 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) | | | 5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4) | 6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4) | 7. Nature of Indirect Beneficial Ownership (Instr. 4) |
|---------------------------------|--------------------------------------|--|--------------------------------|---|---|------------|---------------------------|---|--|---|
| | | | Code | V | Amount | (A) or (D) | Price | | | |
| Common Stock, par value \$.01 | 03/01/2007 | | M | | 5,440 | A | \$35.91 ⁽¹⁾⁽²⁾ | 8,855 | D | |
| Common Stock, par value \$.01 | 03/01/2007 | | S | | 2,340 | D | \$116.95 | 6,515 | D | |
| Common Stock, par value \$.01 | 03/01/2007 | | S | | 100 | D | \$116.77 | 6,415 | D | |
| Common Stock, par value \$.01 | 03/01/2007 | | S | | 1,100 | D | \$116.7 | 5,315 | D | |
| Common Stock, par value \$.01 | 03/01/2007 | | S | | 700 | D | \$116.61 | 4,615 | D | |
| Common Stock, par value \$.01 | 03/01/2007 | | S | | 1,200 | D | \$116.55 | 3,415 | D | |
| Common Stock, par value \$.01 | | | | | | | | 500 | I | By Trust |
| Common Stock, par value \$.01 | | | | | | | | 350 | I | By Spouse |

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

| 1. Title of Derivative Security (Instr. 3) | 2. Conversion or Exercise Price of Derivative Security | 3. Transaction Date (Month/Day/Year) | 3A. Deemed Execution Date, if any (Month/Day/Year) | 4. Transaction Code (Instr. 8) | | 5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) | | 6. Date Exercisable and Expiration Date (Month/Day/Year) | | 7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4) | 8. Price of Derivative Security (Instr. 5) | 9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4) | 10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4) | 11. Nature of Indirect Beneficial Ownership (Instr. 4) | | |
|--|--|--------------------------------------|--|--------------------------------|---|--|-----|--|-----------------|---|--|--|---|--|-------|----------------------------|
| | | | | Code | V | (A) | (D) | Date Exercisable | Expiration Date | | | | | | Title | Amount or Number of Shares |
| Employee Stock Option (right to buy) | \$35.91 ⁽¹⁾⁽²⁾ | 03/01/2007 | | M | | 5,440 | | | | 05/09/2011 | Common Stock | 5,440 | \$0 | 0 ⁽¹⁾⁽²⁾ | D | |

Explanation of Responses:

1. In (1) October 2005, the issuer paid a special dividend of \$2.50 per share of common stock to all stockholders of record as of the close of business on September 30, 2005 and (2) January 2007, the issuer paid a special dividend of \$5.40 per share of common stock to all stockholders of record as of the close of business on December 29, 2006. In connection with each of these special dividends, the issuer's Board of Directors adjusted all options that were awarded, but not exercised, prior to the ex-dividend date for each special dividend to account for the effect of each special dividend. The number of shares subject to each such option was increased and the exercise price correspondingly decreased such that each option had the same fair value to the holder before and after giving effect to the payment of each special dividend.

2. Pursuant to the adjustments described in Footnote 1, the number of shares underlying Mr. Turchin's options increased by 180 from 5,000 to 5,180 in September 2005 and by 260 from 5,180 to 5,440 in December 2006, and the per share exercise price was correspondingly decreased.

3. The options vested in two equal annual installments beginning on May 9, 2002.

Remarks:

/s/ Kelli A. DiLuglio, as
Attorney-in-Fact 03/05/2007

** 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.

