FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

STATEMENT OF	CHANGES I	N BENEFICIAL	OWNERSHIP

II	OMB APPRO	VAL
	OMB Number:	3235-0287
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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).

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

		Reporting Person*			<u>BC</u>	OST	ON P	ROF	ker or Trad PERTIE [N/A]						all appli Directo	cable)	g Per	son(s) to Is 10% O Other (wner	
(Last) (First) (Middle) TUFTS UNIVERSITY 161 PACKARD AVENUE			3. Date of Earliest Transaction (Month/Day/Year) 05/27/2009										below)			below)	specify			
(Street) MEDFO)2155 (Zip)		4. If	Ame	ndment,	Date (of Original	Filed	(Month/D	ay/Year)		i. Indiv ine) X	Form f	iled by One	Rep	g (Check A _l orting Perso n One Repo	on	
		Tab	le I - Non	-Deriva	ative	Sec	curities	s Ac	quired,	Dis	osed o	of, or Be	nefici	ally	Owned	1				
1. Title of Security (Instr. 3) 2. Transac Date (Month/Da			ay/Year) Execution		Execution f any	. Deemed ecution Date, any onth/Day/Year)		Transaction Dispose Code (Instr. 5)		ities Acquired (A) o d Of (D) (Instr. 3, 4		and Securitie Benefici		es I ally (=ollowing (Form (D) o	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)			
						Code	v	Amount	(A) (D)	Pric	е	Transaci (Instr. 3	tion(s)			(111511.4)				
	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	rcise (Month/Day/Year) f tive	3A. Deemed Execution I if any (Month/Day	Date, T	4. Transactic Code (Inst				6. Date Exercisa Expiration Date (Month/Day/Year			7. Title and Amount of Securities Underlying Derivative Securi (Instr. 3 and 4)		Der Sec (Ins	Price of erivative ecurity estr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction (Instr. 4)	у	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	Beneficial Ownership (Instr. 4)	
				C	Code	v	(A)		Date Exercisable		xpiration ate	Title	Amour or Number of Shares	er						
LTIP Units ⁽¹⁾	(1)	05/27/2009			A		1,419		(1)(2)		(1)	Common OP Units	1,419		\$0.25	4,915		D		

Explanation of Responses:

- 1. Issued as long term incentive compensation pursuant to Boston Properties Inc.'s, the Issuer's general partner, equity based compensatory programs. Conditioned upon minimum allocations to the capital accounts of the LTIP Units for federal income tax purposes, each LTIP Unit may be converted, at the election of the holder, into a common unit.
- 2. The 1,419 LTIP Units vest over two years with (1) 50% vesting on the earlier of (i) May 27, 2010 and (ii) the date of Boston Properties, Inc.'s 2010 annual meeting of stockholders and (2) 50% vesting on the earlier of (i) May 27, 2011 and (ii) the date of Boston Properties, Inc.'s 2011 annual meeting of stockholders.

Remarks:

/s/ Kelli A. DiLuglio, as 05/29/2009 Attorney-in-Fact

** 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.