SEC Form 4	
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FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

	theck this box if no longer subject to ection 16. Form 4 or Form 5 bligations may continue. See Instruction 1(b).
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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

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 Number:	3235-0287										
Estimated average	burden										

Estimated average burden	
hours per response:	0.5

1. Name and Address of Reporting Person [*] LUSTIG MATTHEW J			2. Issuer Name and Ticker or Trading Symbol BOSTON PROPERTIES LTD	5. Relationship of Reporting Person(s) to Issuer (Check all applicable)					
LUSTIG WAITIEW J			PARTNERSHIP [N/A]		Director	10% Owner			
(Last) (First) (Middle)		(Middle)			Officer (give title below)	Other (specify below)			
C/O LAZARD		(madic)	3. Date of Earliest Transaction (Month/Day/Year) 01/27/2011		,	,			
30 ROCKEFELI	LER PLAZA								
			4. If Amendment, Date of Original Filed (Month/Day/Year)	6. Indiv Line)	idual or Joint/Group Filing (Check Applicable			
(Street)				X	Form filed by One Reporti	ing Person			
NEW YORK	NY	10020			Form filed by More than C Person	One Reporting			
(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)	ution Date, Transaction I y Code (Instr. 5			4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5)			7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code		Amount	(A) or (D)	Price	Reported Transaction(s) (Instr. 3 and 4)	(1150.4)

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	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transa Code (8)		5. Number of Derivative Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) (A. Date Exercisab Expiration Date (Month/Day/Year)		ate Amount of		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				
LTIP Units	(1)	01/27/2011		Α		302		(1)(2)	(1)	Common OP Units	302	\$0.25	302	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 LTIP Units will vest on the date of Boston Properties, Inc.'s 2011 annual meeting of stockholders.

Remarks:

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

01/31/2011

** 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.