FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934

wasiiiigton,	D.C. 20549	

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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)

					or	Section	on 30(h) o	of the	Invest	ment C	omp	any Act	of 1940								
1. Name and Address of Reporting Person* <u>LINDE DOUGLAS T</u>				<u>B</u> (2. Issuer Name and Ticker or Trading Symbol BOSTON PROPERTIES LTD										5. Relationship of Reporting Person(s) to Iss (Check all applicable) Director 10% Or						
				- <u>P/</u>	PARTNERSHIP [N/A]									<u> </u>	Officer below)	(give title		Other (s below)	pecify		
(Last) (First) (Middle) C/O BOSTON PROPERTIES, INC.					3. Date of Earliest Transaction (Month/Day/Year) 01/30/2004									SVP & CFO of GP							
111 HUNTINGTON AVENUE				4.1	If Amendment, Date of Original Filed (Month/Day/Year)									6. Individual or Joint/Group Filing (Check Applicable							
(Street) BOSTON MA 02199															1 '	Line) X Form filed by One Reporting Person					
	1/1				.	Form filed by More than One Reporting Person										ting					
(City)	(St	ate)	(Zip)																		
		Tab	le I - Nor	n-Deriv	/ativ	e Se	curities	s Ac	quire	d, Di	spc	osed o	f, or B	enef	iciall	y Owned					
1. Title of Security (Instr. 3) 2. Transa Date (Month/D					ear) E	2A. Deemed Execution Date f any Month/Day/Ye		, Transaction Code (Instr.		on [4. Securities Acquired (A) Disposed Of (D) (Instr. 3, 4 5)) or 4 and		ties Fi cially (I Following (I		: Direct r Indirect str. 4)	7. Nature of Indirect Beneficial Ownership			
									Co	de V	4	Amount	(A) (D)	or F	Price	Reported Transact (Instr. 3 a	ion(s)			Instr. 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 Dat if any (Month/Day/Ye	Date, Transaction					6. Date Exercisable and Expiration Date (Month/Day/Year)			7. Title and Amoun of Securities Underlying Derivative Security (Instr. 3 and 4)		urity	Derivative Security	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 Exerc	isable	Exp Dat	piration te	Title	or Nui of	ount mber ares						
LTIP Units	(1)	01/30/2004			A		15,990		(1)	(2)		(1)	Common OP Units		,990	\$0.25	15,990	0	D		

Explanation of Responses:

1. Issued as long term incentive compensation pursuant to the 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 of limited partnership interest in the Issuer.

2. LTIP Units vest over five years, 0% in first two years, 25% on February 1, 2007, 35% on February 1, 2008 and 40% on February 1, 2009.

Remarks:

Kelli A. DiLuglio, as Attorneyin-Fact

02/02/2004

** 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.