Instruction 1(b).

FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See	STATEMENT OF CHANGES IN BENEFICIAL	OWNERSHIP
obligations may continue. See		

OMB APPROVAL OMB Number: Estimated average burden hours per response: 0.5

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* ZUCKERMAN MORTIMER B					<u>B0</u>	<u>OST</u>	ON PE	ROF	PERTIES [N/A]			(Ch	eck all applic	or	10% O	wner
	(Last) (First) (Middle) C/O BOSTON PROPERTIES, INC. 599 LEXINGTON AVENUE				3. Date of Earliest Transaction (Month/Day/Year) 02/01/2008							below)	Officer (give title below) b Chairman of the Board		specify	
(Street) NEW YORK NY 10022 (City) (State) (Zip)			4. If Amendment, Date of Original Filed (Month/Day/Year) 6. Individual or Joint/Group Filing (Check App Line) X Form filed by One Reporting Person Form filed by More than One Report Person						n							
		Tab	le I - Nor	n-Deriv	vativ	e Sec	curities	s Ac	quired, Di	sposed o	of, or Be	neficial	ly Owned	ı		
1. Title of Security (Instr. 3) 2. Transa Date (Month/D				ear) E	A. Deeme Execution f any Month/Da	Date,	r) 3. Transactic Code (Inst 8)	n Dispose	(A) or	tr. 3, 4 and	Beneficia	es Fo ally (D) Following (I) d dicion(s)	Ownership rm: Direct) or Indirect (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)		
		٦							uired, Dis , options,		,	,	Owned		'	
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security		3A. Deemed Execution Date, if any (Month/Day/Year)	Date,	4. Transaction Code (Instr 8)				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)	Beneficial Ownership (Instr. 4)
					Code	v	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares				
LTIP Units ⁽¹⁾	(1)	02/01/2008			A		62,441		(1)(2)	(1)	Common OP Units	62,441	\$0.25	178,287	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 of limited partnership interest in the Issuer.

 $2.\ LTIP\ Units\ vest\ in\ four\ equal\ annual\ installments\ beginning\ on\ January\ 15,\ 2009.$

Remarks:

/s/ Kelli A. DiLuglio, Attorney-02/05/2008 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.