

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	
OMB Number:	3235-0287
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1. Name and Address of Reporting Person * <u>LANDIS ALAN B</u> (Last) (First) (Middle) <u>C/O THE LANDIS GROUP</u> <u>745 FIFTH AVENUE</u> (Street) <u>NEW YORK NY 10151</u> (City) (State) (Zip)	2. Issuer Name and Ticker or Trading Symbol <u>BOSTON PROPERTIES INC [BXP]</u>	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)
	3. Date of Earliest Transaction (Month/Day/Year) <u>02/03/2004</u>	
	4. If Amendment, Date of Original Filed (Month/Day/Year)	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

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	02/03/2004		M		10,000	A	\$34.69	10,000	D	
Common Stock, par value \$.01	02/03/2004		M		5,000	A	\$36.81	15,000	D	
Common Stock, par value \$.01	02/03/2004		M		5,000	A	\$36.31	20,000	D	
Common Stock, par value \$.01	02/03/2004		M		5,000	A	\$39.07	25,000	D	
Common Stock, par value \$.01	02/03/2004		M		2,500	A	\$39.45	27,500	D	
Common Stock, par value \$.01	02/03/2004		S		3,600	D	\$49.85	23,900	D	
Common Stock, par value \$.01	02/03/2004		S		9,200	D	\$49.86	14,700	D	
Common Stock, par value \$.01	02/03/2004		S		900	D	\$49.88	13,800	D	
Common Stock, par value \$.01	02/03/2004		S		100	D	\$49.9	13,700	D	
Common Stock, par value \$.01	02/03/2004		S		100	D	\$49.91	13,600	D	
Common Stock, par value \$.01	02/03/2004		S		800	D	\$49.97	12,800	D	
Common Stock, par value \$.01	02/03/2004		S		500	D	\$49.99	12,300	D	
Common Stock, par value \$.01	02/03/2004		S		700	D	\$50	11,600	D	
Common Stock, par value \$.01	02/03/2004		S		2,100	D	\$50.01	9,500	D	
Common Stock, par value \$.01	02/03/2004		S		400	D	\$50.02	9,100	D	
Common Stock, par value \$.01	02/03/2004		S		300	D	\$50.03	8,800	D	
Common Stock, par value \$.01	02/03/2004		S		200	D	\$50.04	8,600	D	
Common Stock, par value \$.01	02/03/2004		S		500	D	\$50.06	8,100	D	
Common Stock, par value \$.01	02/03/2004		S		1,200	D	\$50.07	6,900	D	
Common Stock, par value \$.01	02/03/2004		S		900	D	\$50.08	6,000	D	
Common Stock, par value \$.01	02/03/2004		S		300	D	\$50.09	5,700	D	
Common Stock, par value \$.01	02/03/2004		S		800	D	\$50.1	4,900	D	
Common Stock, par value \$.01	02/03/2004		S		300	D	\$50.11	4,600	D	
Common Stock, par value \$.01	02/03/2004		S		100	D	\$50.16	4,500	D	
Common Stock, par value \$.01	02/03/2004		S		1,400	D	\$50.17	3,100	D	
Common Stock, par value \$.01	02/03/2004		S		400	D	\$50.18	2,700	D	
Common Stock, par value \$.01	02/03/2004		S		100	D	\$50.19	2,600	D	
Common Stock, par value \$.01	02/03/2004		S		400	D	\$50.21	2,200	D	
Common Stock, par value \$.01	02/03/2004		S		1,600	D	\$50.23	600	D	

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	02/03/2004		S		600	D	\$50.24	0	D	

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
Stock Option (right to buy)	\$34.69	02/03/2004		M			10,000	(1)	07/07/2008	Common Stock	10,000	\$0	0	D	
Stock Option (right to buy)	\$36.81	02/03/2004		M			5,000	(2)	05/12/2009	Common Stock	5,000	\$0	0	D	
Stock Option (right to buy)	\$36.31	02/03/2004		M			5,000	(3)	05/10/2010	Common Stock	5,000	\$0	0	D	
Stock Option (right to buy)	\$39.07	02/03/2004		M			5,000	(4)	05/09/2011	Common Stock	5,000	\$0	0	D	
Stock Option (right to buy)	\$39.45	02/03/2004		M			2,500	(5)	05/08/2012	Common Stock	2,500	\$0	2,500	D	

Explanation of Responses:

- The options vested in two equal annual installments beginning July 7, 1999.
- The options vested in two equal annual installments beginning May 12, 2000.
- The options vested in two equal annual installments beginning May 10, 2001.
- The options vested in two equal annual installments beginning May 9, 2002.
- The options vest in two equal annual installments beginning May 8, 2003.

Remarks:

Kelli A. DiLuglio, as Attorney-in-Fact 02/04/2004

** 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.

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