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Einiger Carol B Form 4	8.								
January 04, 200)5								
FORM	4	~	~~~~				~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~		PPROVAL
	UNITED	STATES		RITIES A ashington			COMMISSION	OMB Number:	3235-0287
Check this b if no longer								Expires:	January 31, 2005
subject to Section 16. Form 4 or Form 5				SECU	RITIES		WNERSHIP OF	Estimated burden hor response	average urs per
obligations may continu <i>See</i> Instructi 1(b).	e. Section 17((a) of the l	Public U	Jtility Ho	lding Co		nge Act of 1934, of 1935 or Sectio 940	on	
(Print or Type Res	ponses)								
1. Name and Add Einiger Carol 1	2. Issuer Name and Ticker or Trading Symbol BOSTON PROPERTIES INC [BX				5. Relationship of Reporting Person(s) to Issuer				
<u> </u>						-	[P] (Che	ck all applicabl	le)
(Last)	· · · · ·	Middle)	(Month/	of Earliest T Day/Year)	Fransaction		X_ Director Officer (giv		% Owner her (specify
C/O ROCKEF UNIVERSITY AVENUE			12/31/2	2004			below)	below)	lei (speeny
	(Street)		4. If Am	endment, D	Date Origina	al	6. Individual or .	loint/Group Fili	ng(Check
NEW YORK,	NY 10021		Filed(Mo	onth/Day/Yea	ar)		Applicable Line) _X_Form filed by Form filed by Person	One Reporting P More than One R	
(City)	(State)	(Zip)	Tał	ole I - Non-	Derivative	Securities A	cquired, Disposed	of, or Beneficia	ally Owned
1.Title of 2.7	Transaction Date	2A. Deem	ed	3.	4. Securi	ties	5. Amount of	6. Ownership	7. Nature of
Security (M (Instr. 3)	onth/Day/Year)	Execution any (Month/Da	ŕ	Code (Instr. 8)		(A) or	Beneficially Owned	Form: Direct (D) or Indirect (I) (Instr. 4)	Indirect Beneficial Ownership (Instr. 4)
				Code V	Amount	(D) Price			
Reminder: Report	on a separate line	e for each cl	ass of sec	urities bene	•	•	•		
					inforr requi	nation cont red to respo ays a curre	spond to the colle tained in this form ond unless the for ntly valid OMB co	are not rm	SEC 1474 (9-02)
	Tab					sposed of, or convertible s	Beneficially Owned securities)	I	

1. Title of	2.	3. Transaction Date	3A. Deemed	4.	5. Number of	6. Date Exercisable and	7. Title and Amount of	8. Pr
Derivative	Conversion	(Month/Day/Year)	Execution Date, if	Transacti	orDerivative	Expiration Date	Underlying Securities	Deri

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Security (Instr. 3)	or Exercise Price of Derivative Security		any (Month/Day/Year)	Code (Instr. 8)	Securities Acquired (A or Disposed (D) (Instr. 3, 4, and 5)		/Year)	(Instr. 3 and	4)	Secu (Inst
				Code V	(A) (I	D) Date Exercisable	Expiration Date	Title	Amount or Number of Shares	•
Phantom Stock Units	<u>(1)</u>	12/31/2004		А	239.68	<u>(1)</u>	(1)	Common Stock	239.68	9

Reporting Owners

Reporting Owner Name / Address		Relations	ionships		
	Director	10% Owner	Officer	Other	
Einiger Carol B. C/O ROCKEFELLER UNIVERSITY 1230 YORK AVENUE NEW YORK, NY 10021	Х				
Signatures					
Kelli A. DiLuglio, as Attorney-in-Fact	01/0)4/2005			
**Signature of Reporting Person	Ι	Date			
Evalenction of Deene					

Explanation of Responses:

- * 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).

The Phantom Stock Units are awarded under the Boston Properties, Inc. 1997 Stock Option and Incentive Plan to non-employee directors
(1) who elected to receive Phantom Stock Units in lieu of director compensation fees. The Phantom Stock Units are to be settled in shares of Common Stock upon the Reporting Person's retirement from the Boston Properties Board of Directors.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.