Form 4	RAYMOND A										
November 2								OMB AF	PPROVAL		
FORM	4 UNITED	STATES SE				NGE CO	OMMISSION	OMB	3235-0287		
Check th if no lon	cor		Washington					Number: Expires:	January 31,		
subject t Section Form 4 o Form 5	o SIATEN 16. or		OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES o Section 16(a) of the Securities Exchange Act of 1934,						Expires: 2005 Estimated average burden hours per response 0.5		
obligatic may con <i>See</i> Instr 1(b).	tinue. Section 17(a) of the Publ		lding Con	npan	y Act of 1	935 or Section	l			
(Print or Type	Responses)										
	Address of Reporting RAYMOND A	Syn	Issuer Name an nbol OSTON PROF			I	5. Relationship of I ssuer	Reporting Pers	son(s) to		
(Last)	(First) (I		Date of Earliest T		nic		(Check all applicable)				
C/O BOST	ON PROPERTIES	(Mo	onth/Day/Year) 27/2006	Tansaction		- - b	Director _X Officer (give lelow) Executiv		Owner er (specify ent		
	(Street)		f Amendment, D d(Month/Day/Yea	-	1	A	5. Individual or Joi Applicable Line) X_ Form filed by O	ne Reporting Pe	rson		
BOSTON,	MA 02199					Ē	Form filed by Meerson	ore than One Re	porting		
(City)	(State)	(Zip)	Table I - Non-	Derivative	Secur	ities Acqui	red, Disposed of,	or Beneficial	ly Owned		
1.Title of Security (Instr. 3)	arity (Month/Day/Year) Execution Date, if			4. Securities Acquired (A) opr Disposed of (D) (Instr. 3, 4 and 5) (A) or Amount (D) Price			5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	OwnershipIndirectForm:BeneficiDirect (D)Ownership	7. Nature of Indirect Beneficial Ownership (Instr. 4)		
Common Stock, par value \$.01	11/27/2006		М	43,488	A	\$ 29.38	76,603	D			
Common Stock, par value \$.01	11/27/2006		S	500	D	\$ 114.79	76,103	D			
Common Stock, par value \$.01	11/27/2006		S	2,000	D	\$ 114.72	74,103	D			
Common	11/27/2006		S	500	D	\$	73,603	D			

Stock, par value \$.01					114.69		
Common Stock, par value \$.01	11/27/2006	S	100	D	\$ 114.65	73,503	D
Common Stock, par value \$.01	11/27/2006	S	4,000	D	\$ 114.63	69,503	D
Common Stock, par value \$.01	11/27/2006	S	400	D	\$ 114.6	69,103	D
Common Stock, par value \$.01	11/27/2006	S	300	D	\$ 114.59	68,803	D
Common Stock, par value \$.01	11/27/2006	S	1,800	D	\$ 114.57	67,003	D
Common Stock, par value \$.01	11/27/2006	S	2,400	D	\$ 114.56	64,603	D
Common Stock, par value \$.01	11/27/2006	S	100	D	\$ 114.48	64,503	D
Common Stock, par value \$.01	11/27/2006	S	200	D	\$ 114.38	64,303	D
Common Stock, par value \$.01	11/27/2006	S	2,800	D	\$ 114.37	61,503	D
Common Stock, par value \$.01	11/27/2006	S	330	D	\$ 114.35	61,173	D
Common Stock, par value \$.01	11/27/2006	S	500	D	\$ 114.34	60,673	D
Common Stock, par value \$.01	11/27/2006	S	200	D	\$ 114.32	60,473	D
Common Stock, par value \$.01	11/27/2006	S	1,700	D	\$ 114.3	58,773	D
Common Stock, par value \$.01	11/27/2006	S	545	D	\$ 114.27	58,228	D

Common Stock, par value \$.01	11/27/2006	S	400	D	\$ 114.26 57,828	D
Common Stock, par value \$.01	11/27/2006	S	1,800	D	\$ 114.25 56,028	D
Common Stock, par value \$.01	11/27/2006	S	1,188	D	\$ 114.23 54,840	D
Common Stock, par value \$.01	11/27/2006	S	1,500	D	\$ 53,340	D
Common Stock, par value \$.01	11/27/2006	S	1,800	D	\$ 114.21 51,540	D
Common Stock, par value \$.01	11/27/2006	S	1,700	D	\$ 114.2 49,840	D
Common Stock, par value \$.01	11/27/2006	S	1,800	D	\$ 114.19 ^{48,040}	D
Common Stock, par value \$.01	11/27/2006	S	1,025	D	\$ 114.18 47,015	D
Common Stock, par value \$.01	11/27/2006	S	500	D	\$ 114.16 ^{46,515}	D
Common Stock, par value \$.01	11/27/2006	S	800	D	\$ 45,715 114.14	D
Common Stock, par value \$.01	11/27/2006	S	100	D	\$ 45,615 114.03	D
Common Stock, par value \$.01	11/27/2006	S	2,600	D	\$ 43,015	D

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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 control number.

 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. Transactic Code (Instr. 8)	5. Number of orDerivative 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 Underlying Securities (Instr. 3 and 4)	
				Code V	(A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares
Employee Stock Option (right to buy)	\$ 29.38	11/27/2006		М	43,488	<u>(1)</u>	01/24/2010	Common Stock	43,488

Reporting Owners

Reporting Owner Name / Address	Relationships						
	Director	10% Owner	Officer	Other			
RITCHEY RAYMOND A C/O BOSTON PROPERTIES, INC. 111 HUNTINGTON AVENUE BOSTON, MA 02199			Executive Vice President				
Signatures							
/s/ Kelli A. DiLuglio, as Attorney-in-Fact		11/28/2006					

**Signature of Reporting Person

Date

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).

(1) The options vested in three equal annual installments beginning on January 24, 2001.

Remarks:

This is the first of two Form 4's filed by the Reporting Person on November 28, 2006.

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.