FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL									
OMB Number:	3235-028								

0.5

Estimated average burden hours per response:

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	Sectio	11 30(11) OI LITE	e mve	estment	Con	ірапу Ас	t of 1940								
1. Name and Address of Reporting Person* TWARDOCK DAVID A					2. Issuer Name and Ticker or Trading Symbol BOSTON PROPERTIES LTD										5. Relationship of Reporting Person(s) to Issuer (Check all applicable)					
1 WAR	DUCK D	AVID A												X	Direct	or		10% O	wner	
(Last)	(Fi	rst) ((Middle)		PARTNERSHIP [N/A]										Office below	r (give title)		Other (: below)	specify	
PRUDENTIAL MORTGAGE CAPITAL COMPANY					3. Date of Earliest Transaction (Month/Day/Year) 05/18/2005															
100 MULBERRY STREET				4. 1	4. If Amendment, Date of Original Filed (Month/Day/Year)										6. Individual or Joint/Group Filing (Check Applicable Line)					
(Street)														X	Form	filed by One	Rep	orting Perso	on	
NEWAR	K N.	J (01702	_											Form Perso	filed by Mor	e tha	n One Repo	orting	
(City)	(Si	tate) ((Zip)																	
		Tab	le I - Non-Der	ivativ	e Sec	uriti	es A	cqui	ired, C	Disp	osed	of, or B	enefic	ially	Owne	d				
1. Title of Security (Instr. 3) 2. Transa Date (Month/D					ear) if	2A. Deemed Execution Date f any Month/Day/Ye		e, -	3. Transact Code (In 8)	tion Dispos		rities Acquired (A) ed Of (D) (Instr. 3,			Securiti Benefic Owned	5. Amount of Securities Beneficially Owned Following Reported		n: Direct	7. Nature of Indirect Beneficial Ownership	
								-	Code	v	Amount	(A) (D)	or Pri	e	Transac (Instr. 3	ction(s)			(Instr. 4)	
		T	able II - Deriv (e.g.,									, or Be			Owned					
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. Transa Code (8)				6. Date Exercisable and Expiration Date (Month/Day/Year)			7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		S (I	. Price of erivative ecurity nstr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s (Instr. 4)	y	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)		
				Code	v	(A)	(D)	Date Exer	e rcisable	Ex	piration te	Title	Amour or Number of Shares	er						
LTIP Units	(1)	05/18/2005		A		560		((1)(2)		(1)	Common OP Units			\$0.25	2,262		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 OP Unit.
- $2.\ LTIP\ Units\ vest\ in\ two\ equal\ annual\ installments\ beginning\ on\ the\ first\ anniversary\ of\ the\ date\ of\ grant.$

Remarks:

/s/ Kelli A. DiLuglio, as Attorney-in-Fact

05/19/2005

** 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.