SEC For	m 4																			
FORM 4 UNITED				STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549													OMB APPROVAL			
Section 16. Form 4 or Form 5 obligations may continue. See						The section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940										COMB Num Estimated hours per t			3235-0287 1 0.5	
1. Name and Address of Reporting Person* LABELLE MICHAEL E (Last) (First) (Middle) C/O BOSTON PROPERTIES, INC.					2. Issuer Name and Ticker or Trading Symbol									(Cheo	Relationship of Reporting Person(s) to Issuer heck all applicable) Director 10% Owner X Officer (give title Other (specify below) EVP and CFO of GP					
800 BOYLSTON STREET (Street) BOSTON MA 02199 (City) (State) (Zip)					4. If	Line)									oint/Group Filing (Check Applicable led by One Reporting Person led by More than One Reporting					
		Tab	e I - Non-	Deriva	tive	Sec	uritie	s Ac	quired, D	Disp	osed o	of, or B	enefic	ially	v Owned	1				
1. Title of Security (Instr. 3) Date (Month/D						ar) E	A. Deemed xecution Date, any Month/Day/Yea		Code (Instr		Amount		(A) or Price		5. Amour Securitie Beneficia Owned F Reported Transact	s Form Ily (D) o ollowing (I) (In on(s)		n: Direct or Indirect nstr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)	
												(D)	Pn		(Instr. 3 a				,	
		Т	able II - D (e						uired, Dis 6, options						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 D if any (Month/Day/	ate, T	Transaction Code (Instr.		5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)		6. Date Exercisa Expiration Date (Month/Day/Yea			7. Title and Amount of Securities Underlying Derivative Secur (Instr. 3 and 4)		5	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)	
				c	ode	v	(A)	(D)	Date Exercisable		piration ate	Title	Amou or Numb of Share	ber						
LTIP Units ⁽¹⁾	(2)	02/12/2021			A		3,533		(2)(3)		(2)	Common OP Units	3,53	33	\$0.25	136,01	4	D		

Explanation of Responses:

1. Represents units of limited partnership interest in the Issuer earned (i.e., for which the performance-based hurdles have been met) pursuant to Boston Properties, Inc.'s ("BPI's"), the Issuer's sole general partner's, 2018 Multi-Year Long-Term Incentive Program").

2. 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 ("Common OP Unit"). Each Common OP Unit acquired upon conversion of an LTIP Unit may be presented for redemption, at the election of the holder, for cash equal to the then fair market value of a share of Common Stock of BPI, except that BPI may, at its election, acquire each Common OP Unit so presented for one share of BPI's Common Stock. LTIP Units have no expiration date.

3. The 3,533 LTIP Units earned pursuant to the Program vested 50% upon being earned and 50% will vest on February 5, 2022.

Remarks:

/s/ Kelli A. DiLuglio, as

Attorney-in-Fact

02/17/2021

** 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.