

Boston Properties Announces Topping out of 20 F Street

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WASHINGTON--(BUSINESS WIRE)--Apr. 30, 2009-- **Boston Properties, Inc. (NYSE: BXP)**, a real estate investment trust who is acting as development manager on behalf of the owner, announced today the topping out of 20 F Street, NW in Washington, DC. 20 F Street is a premier 10-story office building on Capitol Hill offering 162,800 rentable square feet of office space and 2.5 levels of underground parking. The extraordinary location of the building is just blocks from the U.S. Capitol, Union Station's transit hub and numerous hotels, shops and restaurants. 20 F Street incorporates modern architecture and building systems and features a world-class conference center, dramatic two-story atrium lobby, fully-equipped fitness center and a rooftop terrace with outstanding views of Union Station, the Capitol and the Washington Monument.

20 F Street is owned by the American College of Surgeons, a scientific and educational organization of surgeons whose mission is advocating for surgical patients and improving their care by raising the standards of surgical practice in this country and around the world. The owner's leasing agent is Jones Lang LaSalle, a financial and professional services firm specializing in real estate. Boston Properties is the development manager for the project and will also serve as the property manager upon completion.

20 F Street, designed by the preeminent firm of Evans Heintges Architects and constructed by Bovis Lend Lease, will be substantially complete in the first quarter of 2010. For more information about 20 F Street, please see the project website at www.20Fstreet.com.

"The College has always maintained a strict focus on its role as a patient advocate and on the need to continually undertake efforts to improve surgical patient safety," Gay Vincent, Chief Financial Officer of the ACS, said. "The new location for its Washington, DC, office at 20 F Street will allow the College to efficiently advocate for and respond to proposals related to patient safety and needed improvements in surgical patient care," Ms. Vincent said.

"Boston Properties is extremely honored to have the confidence of the American College of Surgeons and to serve as development manager for their new office building," said Damona Smith Strautmanis, Senior Project Manager for Boston Properties. "We look forward to delivering the building for occupancy by the College and other tenants, on-time, on-budget and with the College's complete satisfaction."

About the American College of Surgeons

The American College of Surgeons is a scientific and educational organization of surgeons that was founded in 1913 to raise the standards of surgical practice and to improve the care of the surgical patient. The College is dedicated to the ethical and competent practice of surgery. Its achievements have significantly influenced the course of scientific surgery in America, and have established it as an important advocate for all surgical patients. The College has more than 76,000 members and it is the largest organization of surgeons in the world. For more information, please visit <http://www.facs.org>.

About Boston Properties

Boston Properties is a fully integrated, self-administered and self-managed real estate investment trust that develops, redevelops, acquires, manages, operates and owns a diverse portfolio of Class A office properties and one hotel. The Company is one of the largest owners and developers of Class A office properties in the United States, concentrated in five markets – Boston, Midtown Manhattan, Washington, D.C., San Francisco and Princeton, N.J. For more information about Boston Properties, please visit us on the web at www.bostonproperties.com.

Photos/Multimedia Gallery Available: <http://www.businesswire.com/cgi-bin/mmg.cgi?eid=5953892&lang=en>

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