

## **Boston Properties Completes the Acquisition of 510 Madison Avenue**

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BOSTON, Sep 24, 2010 (BUSINESS WIRE) -- **Boston Properties, Inc. (NYSE: BXP)**, a real estate investment trust, announced that it has completed the previously announced acquisition of 510 Madison Avenue in New York City from an affiliate of Harry Macklowe for a purchase price of approximately \$275 million. The Company also incurred approximately \$2 million of closing costs that will be expensed in the third quarter of 2010. Previously, on August 10, 2010, the Company had acquired from a third party the junior mezzanine loan interest in the property for a purchase price of approximately \$22.5 million.

510 Madison Avenue is a newly-constructed, top-of-the-line, vacant 350,000 square foot Class A office tower located in the highly desirable Plaza District of midtown Manhattan. The Company expects to fund approximately \$15 million to complete the construction of the base building, which amount excludes future tenant improvement costs and leasing commissions.

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 prime Class A office space, one hotel, two residential properties and three retail properties. 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, DC, San Francisco and Princeton, NJ.

*This press release contains forward-looking statements within the meaning of the Federal securities laws. You can identify these statements by our use of the words "assumes," "believes," "estimates," "expects," "guidance," "intends," "plans," "projects" and similar expressions that do not relate to historical matters. You should exercise caution in interpreting and relying on forward-looking statements because they involve known and unknown risks, uncertainties and other factors which are, in some cases, beyond Boston Properties' control and could materially affect actual results, performance or achievements. These factors include, without limitation, the ability to enter into new leases or renew leases on favorable terms, dependence on tenants' financial condition, the uncertainties of real estate development, acquisition and disposition activity, the ability to effectively integrate acquisitions, the costs and availability of financing, the effectiveness of our interest rate hedging contracts, the ability of our joint venture partners to satisfy their obligations, the effects of local economic and market conditions, the effects of acquisitions, dispositions and possible impairment charges on our operating results, the impact of newly adopted accounting principles on the Company's accounting policies and on period-to-period comparisons of financial results, regulatory changes and other risks and uncertainties detailed from time to time in the Company's filings with the Securities and Exchange Commission. Boston Properties does not undertake a duty to update or revise any forward-looking statement, whether as a result of new information, future events or otherwise.*

SOURCE: Boston Properties, Inc.

Boston Properties, Inc.  
Michael Walsh, 617-236-3410  
Senior Vice President, Finance  
or  
Arista Joyner, 617-236-3343  
Investor Relations Manager