FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549	

OMB APPROVAL STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

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Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

(Last) (C/O BOS 2200 PE	(FI	PERTIES, INC. NIA AVE, NW	(Middle) 20037 (Zip)		3. I 12.	OST ART Date of	NEF of Earli 2019	PROP RSHIP est Trans	ter or Trading Symbol ERTIES LTD [N/A] action (Month/Day/Year) of Original Filed (Month/Day/Year)					5. Relationship of Reporting Person(s) to Issuer (Check all applicable) Director 10% Owner X Officer (give title Other (specify below) Senior EVP of GP 6. Individual or Joint/Group Filing (Check Applicable Line) X Form filed by One Reporting Person Form filed by More than One Reporting Person					
1. Title of Security (Instr. 3)			2. Transaction Date (Month/Day/Year)		ear)	Securities Acqu 2A. Deemed Execution Date, if any (Month/Day/Year)		3. Transa Code (3. Transaction Code (Instr.		of, or Be ties Acquire d Of (D) (Ins	ed (A) or	or 5. Amount of Securities Beneficially Owned Follow		Form:	vnership n: Direct r Indirect nstr. 4)	7. Nature of Indirect Beneficial Ownership		
								Code	v	Amount	(A) or (D)	Price	Reported Transact (Instr. 3 a	ion(s)			(Instr. 4)		
Common OP Units ⁽¹⁾				12/10/2019					C ⁽²⁾		36,10	5 A	(1)(2)	135	,410	D			
Common	OP Units ⁽¹⁾			12/10/2019		9			C ⁽²⁾		36,10	5 D	(1)(2)	99,	305	D			
Common OP Units ⁽¹⁾														31,	265		I	By the Raymond A. Ritchey 2008 Family Trust	
Common OP Units ⁽¹⁾												35,600			I	By RAR/BP LLC			
		٦	Гable II -									or Bendele		Owned					
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deeme Execution if any (Month/Day	d Date,	4. Transa	ransaction ode (Instr.		5. Number 6		5. Date Exercis Expiration Date Month/Day/Yea		7. Title an of Securit Underlyin Derivative (Instr. 3 au	d Amount ies g Security	8. Price of Derivative Security	9. Numbe derivative Securities Beneficia Owned Following Reported Transacti (Instr. 4)	e s illy	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	Beneficial Ownership (Instr. 4)	
					Code	v	(A)	(D)	Date Exercisal		Expiration Date	Title	Amount or Number of Shares						
LTIP Units ⁽³⁾	(3)	12/10/2019			C ⁽²⁾			36,105	(3)		(3)	Common OP Units	36,105	\$0.25	173,86	59 <u> </u>	D		
Explanation																			

- 1. Represents common units of limited partnership interest ("Common OP Units") in the Issuer. Each Common OP 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 Boston Properties, Inc. ("BPI"), the Issuer's sole general partner, except that BPI may, at its election, acquire each Common OP Unit so presented for redemption for one share of Common Stock of BPI.
- 2. 36,105 of the Reporting Person's units of limited partnership interest ("LTIP Units") in the Issuer were converted into Common OP Units in the Issuer by the Reporting Person and the Common OP Units were redeemed for an equal number of shares of Common Stock of BPI, in accordance with the terms of the Issuer's Partnership Agreement.
- 3. Represents LTIP Units in the Issuer issued as long term incentive compensation pursuant to BPI's equity based incentive 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. 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

Remarks:

/s/ Kelli A. DiLuglio, as

12/12/2019

Attorney-in-Fact

** Signature of Reporting Person

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.