FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

Washington, D.C. 20549

OMB APPROVAL

OMB Number: 3235-0287 Estimated average burden hours per response: 0.5

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 Section 30(n) of the investment Company Act of 1940							
1. Name and Addre	ss of Reporting Pers	son*	2. Issuer Name and Ticker or Trading Symbol BOSTON PROPERTIES INC [BXP]	5. Relationship of Reporting Person(s) to Issuer (Check all applicable)						
<u> </u>	racinina <u>L</u>			X	Director	10% Owner				
MECOX VENTURES		(Middle)	3. Date of Earliest Transaction (Month/Day/Year) 08/17/2004		Officer (give title below)	Other (specify below)				
610 FIFTH AVENUE			4. If Amendment, Date of Original Filed (Month/Day/Year)	6. Individual or Joint/Group Filing (Check Applicable Line)						
(Street) NEW YORK	NY	10020		X	Form filed by One Rep Form filed by More that Person	· ·				
(City)	(State)	(Zip)								

(Street) NEW YORK	NY	10020							Line)	Form filed by One Form filed by Mon Person		
(City)	(State)	(Zip)		iai A		D:		D	- : - : - II	O		
1. Title of Security	(Instr. 3)	2. Da	Transaction ate lonth/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr.		4. Securities	Acquired	(A) or	5. Amount of Securities Beneficially Owned Following Reported	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership
					Code	v	Amount	(A) or (D)	Price	Transaction(s) (Instr. 3 and 4)		(Instr. 4)
Common Stock		(08/17/2004		S		87	D	\$53.58	11,022	I ⁽¹⁾	By Trusts
Common Stock			08/17/2004		S		413	D	\$53.6	10,609	I ⁽¹⁾	By Trusts
Common Stock			08/17/2004		S		109	D	\$53.62	10,500	I ⁽¹⁾	By Trusts
Common Stock		(08/17/2004		S		370	D	\$53.63	10,130	I (1)	By Trusts
Common Stock			08/17/2004		S		261	D	\$53.65	9,869	I ⁽¹⁾	By Trusts
Common Stock		(08/17/2004		S		44	D	\$53.66	9,825	I ⁽¹⁾	By Trusts
Common Stock		(08/17/2004		S		44	D	\$53.67	9,781	I ⁽¹⁾	By Trusts
Common Stock		(08/17/2004		S		304	D	\$53.68	9,477	I(1)	By Trusts
Common Stock		(08/17/2004		S		65	D	\$53.7	9,412	I(1)	By Trusts
Common Stock		(08/17/2004		S		585	D	\$53.71	8,827	I ⁽¹⁾	By Trusts
Common Stock		(08/17/2004		S		501	D	\$53.72	8,326	I(1)	By Trusts
Common Stock		(08/17/2004		S		326	D	\$53.73	8,000	I(1)	By Trusts
Common Stock		(08/17/2004		S		891	D	\$53.74	7,109	I ⁽¹⁾	By Trusts
Common Stock		(08/17/2004		S		1,696	D	\$53.75	5,413	I(1)	By Trusts
Common Stock		(08/17/2004		S		109	D	\$53.78	5,304	I(1)	By Trusts
Common Stock		(08/17/2004		S		173	D	\$53.79	5,131	I(1)	By Trusts
Common Stock		(08/17/2004		S		565	D	\$53.8	4,566	I(1)	By Trusts
Common Stock		(08/17/2004		S		153	D	\$53.81	4,413	I ⁽¹⁾	By Trusts

		Tabl	e I - Non	-Deriv	/ative	Se	curitie	es Acc	uired,	Dis	posed o	f, o	r Ber	eficial	ly Own	ed		
1. Title of Security (Instr. 3)				2. Transaction Date (Month/Day/Year)			2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)						5. Amount of Securities Beneficially Owned Following Reported	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership		
								Code	v	Amount		(A) or (D)	Price	Trans	action(s) . 3 and 4)		(Instr. 4)	
Common Stock				08/1	.7/2004				S		65		D	\$53.8	32	4,348	I(1)	By Trusts
Common Stock				08/1	08/17/2004				S		500		D	\$53.8	3	3,848	I ⁽¹⁾	By Trusts
Common Stock				08/1	3/17/2004				S		22		D	\$53.8	4	3,826	I(1)	By Trusts
Common Stock				08/17/2004					S		2,283		D	\$53.8	5	1,543	I(1)	By Trusts
Common Stock				08/17/2004					S		22		D	\$53.8	86	1,521	I(1)	By Trusts
Common Stock				08/17/2004					S		65		D	\$53.88		1,456	I(1)	By Trusts
Common Stock				08/17/2004					S		1,261		D \$53.89		9	195	I(1)	By Trusts
Common Stock				08/17/2004				S		195		D	\$53.91		0	I ⁽¹⁾	By Trusts	
		Та	ıble II - D (e								sed of, onvertib				Owned	I		
1. Title of Derivative Security (Instr. 3) 2. Conversion or Exercise Price of Derivative Security 3. Transaction Date (Month/Day/Year) (Month/E				Date, Transaction Code (Instr.		of Derive Secue Acque (A) of Disperior of (D	r osed) r. 3, 4	6. Date E Expiratio (Month/D	n Date		7. Title and Amount of Securities Underlying Derivative Security (In and 4)		i 1	B. Price of Derivative Security Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction (Instr. 4)	Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)	
				Code	v	(A)	(D)	Date Exercisa		Expiration Date	Title	or Nu of	nount imber ares					

Explanation of Responses:

1. Represents onwership by trusts of which Reporting Person is either a trustee or beneficiary.

Remarks:

This is the third of three Forms 4 filed by the Reporting Person on August 19, 2004.

Arthur S. Flashman, Attorneyin-Fact 08/19/2004

** 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.