ZUCKERMAN MORTIMER B Form SC 13G/A February 13, 2003

SECURITIES AND EXCHANGE COMMISSION WASHINGTON, DC 20549

SCHEDULE 13G
(Rule 13d-102)

(Amendment No. 3)

INFORMATION TO BE INCLUDED IN STATEMENTS FILED PURSUANT
TO RULES 13d-1(b), (c), AND (d) AND AMENDMENTS THERETO FILED
PURSUANT TO RULE 13d-2(b)

Boston Properties, Inc.

(Name of Issuer)

(Name of Issuer)

Common Stock

(Title of Class of Securities)

101121101

(CUSIP Number)

December 31, 2002

(Date of Event Which Requires Filing of this Statement)

Check the appropriate box to designate the rule pursuant to which this Schedule is filed:

|_| Rule 13d-1(b) |_| Rule 13d-1(c) |X| Rule 13d-1(d)

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NAMES OF REPORTING PERSONS

 I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY)
 Mortimer B. Zuckerman

2. CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP* (a) |_|

				(b)	_		
3. s	EC USE ONLY						
	CITIZENSHIP OR PLACE OF ORGANIZATION Canadian						
NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH		5.	SOLE VOTING POWER 9,340,205 (FN1)				
			SHARED VOTING POWER none				
		7.	SOLE DISPOSITIVE POWER 9,340,205 (FN1)				
		8.	SHARED DISPOSITIVE POWER none				
9.	AGGREGATE AMOUNT 9,340,205 (FN1)	BENE	FICIALLY OWNED BY EACH REPORT	TING PERSON			
10.	CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES* _						
	9.0%		ESENTED BY AMOUNT IN ROW 9				
12.	TYPE OF REPORTIN						
	*SEE	INSTR	CUCTIONS BEFORE FILLING OUT!				
			2				
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Item 1(a).		Name of Issuer:				
		Boston Properties, Inc.				
Item 1(b).		Address of Issuer's Principal Executive Offices: 111 Huntington Avenue, Suite 300, Boston, MA 02199-7610				
Item 2(a).		Name of Person Filing: Mortimer B. Zuckerman				
Item 2(b).		Address of Principal Business Office or, if None, Residence: 599 Lexington Avenue, New York, NY 10022				
Item 2(c).		Citizenship: Canadian				
Item 2(d).		Title of Class of Securities: Common Stock				
Item 2(e).		CUSIP Number: 101121101				
Item 3.		If This Statement is Filed Pursuant to Rule 13d-1(b), or 13d-2(b) or (c), Check Whether the Person Filing is a:				
	(a)	1_1	Broker or dealer registered under Section 15 of the Exchange Act;			
	(b)	1_1	Bank as defined in Section 3(a)(6) of the Exchange Act;			
	(c)	1_1	Insurance company as defined in Section 3(a)(19) of the Exchange Act;			
	(d)	1_1	Investment company registered under Section 8 of the Investment Company Act;			
	(e)	1_1	An investment adviser in accordance with Rule 13d-1(b)(1)(ii)(E);			
	(f)	_	An employee benefit plan or endowment fund in accordance with Rule 13d-1(b)(1)(ii)(F);			
			3			

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	(g)		A parent holding company or control accordance with Rule 13d-1(b)(1)(ii)	
	(h)		A savings association as defined in Federal Deposit Insurance Act;	Section 3(b) of the
	(i)		A church plan that is excluded from an investment company under Section Investment Company Act;	
	(j)	_	Group, in accordance with Rule 13d-1	(1)(ii)(J).
Item 4.	Ow	nership.		
	(a)	Amoun	t beneficially owned:	
		9,340	,205 (FN1)	
	(b)	Perce	nt of class:	
	(c)	Numbe	r of shares as to which such person	has:
		(i)	Sole power to vote or to direct t	he vote 9,340,205 (FN1)
		(ii)	Shared power to vote or to direct	the vote none
		(iii)	Sole power to dispose or to direc of	9,340,205 (FN1)
		(iv)	Shared power to dispose or to dir of	ect the disposition None

Item 5. Ownership of Five Percent or Less of a Class.

If this statement is being filed to report the fact that as of the date hereof the reporting person has ceased to be the beneficial owner of more than five percent of the class of securities, check the following: $[\]$

Item 6. Ownership of More than Five Percent on Behalf of Another Person.

Not applicable

Item 7. Identification and Classification of the Subsidiary Which Acquired the Security Being Reported on by the Parent Holding Company.

Not applicable

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Item 8. Identification and Classification of Members of the Group.

Not applicable.

Item 9. Notice of Dissolution of Group.

Not applicable

Item 10. Certifications.

By signing below I certify that, to the best of my knowledge and belief, the securities referred to above were not acquired and are not held for the purpose of or with the effect of changing or influencing the control of the issuer of the securities and were not acquired and are not held in connection with or as a participant in any transaction having that purpose or effect.

(FN1) Includes 6,261,768 common units of limited partnership interest in Boston Properties Limited Partnership, a Delaware limited partnership ("Common Units") of which Boston Properties, Inc. is the general partner, 1,453,334 currently exercisable options to acquire Common Stock and 333,333 options to acquire Common Stock which are exercisable within 60 days of December 31, 2002. Under the rules issued by the Securities and Exchange Commission regarding beneficial ownership of securities, beneficial ownership of Common Stock includes (i) any shares as to which the individual or entity has sole or shared voting power or investment power and (ii) any shares which could be purchased by the exercise of options at or within 60 days of December 31, 2002. The Reporting Person has opted to include in this report his beneficial ownership of Common Units even though ownership of such units does not constitute beneficial ownership of Common Stock under Rule 13d-3 because, pursuant to section 8.6 of the limited partnership agreement of Boston Properties Limited Partnership, the holder of the Common Units does not have the right to require Boston Properties, Inc. to exchange the Common Units for shares of Common Stock.

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SIGNATURE

After reasonable inquiry and to the best of my knowledge and belief, ${\tt I}$ certify that the information set forth in this statement is true, complete and correct.

February 11, 2003 -----(Date)

/s/ Mortimer B. Zuckerman

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(Signature)

Mortimer B. Zuckerman, Chairman Boston Properties, Inc. -----(Name/Title)