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Losi and Sullivan of Cresa Boston represent nToggle in 7,000 s/f office lease

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Boston, MA Cresa Boston has negotiated a two-year lease for 7,000 s/f on behalf of nToggle at 77 N. Washington St., one of the most sought-after brick-and-beam class B buildings in the city.

Derek Losi, Cresa Boston

Dan Sullivan, Cresa Boston

As the rapidly expanding company was reaching the end of its own sublease in the building, nToggle jumped at the opportunity to sublet 7,000 s/f from Audley Travel in order to remain at the address. The space is intentionally larger than the company currently needs, allowing nToggle room

for growth as well as to provide another start-up the same opportunity the company had to sublease space in this modern, downtown workplace—part of a growing trend in the Boston area. The up to 3,500 SF space at 77 N. Washington is available immediately with a flexible two-year term.

“When this larger space at 77 N. Washington became available, we knew we had to act quickly. We immediately reached out to Cresa Boston to ensure we didn’t miss our chance to stay in this great building,” said Mark Duffy, chief financial officer of nToggle. “Dan and Derek were masterful at negotiating a complicated lease and we were grateful for their unwavering professionalism. We are thrilled to be able to expand at this location which is a perfect fit for our company’s young, dynamic style.”

With high, arched, brick ceilings, exposed ductwork and hardwood floors throughout the space, this open-plan office is suited for young, dynamic high-tech companies who desire a creative, collaborative, and open environment. The newly renovated building also features an entryway with wrought-iron columns and staircase, and full kitchen facilities. It is located a few blocks from North Station.

Derek Losi and Dan Sullivan of Cresa Boston negotiated the lease for nToggle, and Matt Twombly of Avison & Young represented The Finch Group.

nToggle is a 25-person Boston-based advertising tech startup that delivers heightened efficiency and transparency for buyers and sellers amidst the rise of programmatic advertising. Its algorithm-driven programmatic traffic shaping platform helps supply and demand partners manage the bid stream.

Cresa is one of the world’s largest tenant-only commercial real estate firms. In representing tenants exclusively—no landlords or developers—Cresa provides unbiased, conflict-free advice. Its integrated services cover every aspect of a real estate assignment, including strategic planning, employee demographics, workplace strategy, site selection, incentives negotiation, market research, transaction management, project financing, project management, portfolio management, and relocation services. Cresa offers clients customized solutions worldwide through more than 60 global offices.

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