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Weller and Aitken of Avison & Young negotiate 7,962 s/f office sublease

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Boston, MA Avison Young arranged a 7,962 s/f sublease at 60 State St. on behalf of Overdrive, a digital marketing company, who will relocate to the Financial District. The space was subleased from Tsoi/Kobus & Associates and Overdrive has been occupying the space since January 2025.

Overdrive was represented by Kirk Weller and Thomas Aitken, both senior vice presidents in Avison Young's local office. Colliers represented sublandlord Tsoi/Kobus & Associates.

The fully-furnished and wired office space at 60 State St. includes 56 sit-to-stand workstations, one large and one medium conference room, three offices, and two small huddle rooms.

The property offers a tenant-only fitness center, covered parking, city views, and shared amenities like a kitchen, sunlit café for employee dining, and bike storage.

“Initially, we considered brick-and-beam in class B buildings, but the compelling pricing of class A subleases prompted a shift. Relocating to a premier class A tower in the Financial District enhances Overdrive’s appeal to top talent and creates a dynamic, inspiring environment. Sublease space in downtown Boston continues to see strong transaction activity, offering lower rates and greater flexibility for occupiers, making it an attractive option for relocation,” said Weller.

According to Avison Young’s Q1 2025 Boston Office Market Report, sublet availability in Downtown Boston reached 4.6% at the end of Q1 2025, down 0.4% or 313,000-sf from Q4 2024.

“The new space at 60 State offers us a seamless transition as we continue to grow and expand our service offering for our clients,” said Rob Murray, CEO, Overdrive. “Avison Young’s depth of market insight and tireless efforts helped us find the best space to suit our immediate needs, both from an operations and budget standpoint, in a great building.”

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