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Coworking in Montreal: 2026 Guide to Shared Offices

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Executive summary

Coworking – or “shared offices” – has established itself as a major component of Montreal's professional landscape. According to sources, Quebec's largest city has approximately **80 to 100 coworking spaces** in 2026 (2727coworking.com), making it the sector's third-largest Canadian market (ahead of Vancouver and behind Toronto) (2727coworking.com). Nationally, Canada's flexible workspace market (coworking and shared-

use offices) is growing strongly: valued at approximately **CAD \$285 million (≈USD \$350 million) in 2023**, it is expected to **nearly triple** to **~CAD \$893 million by 2030** (2727coworking.com) (thisweekincoworking.com). An analysis by Coworking Canada highlights a compound annual growth rate (**CAGR**) of approximately **17–18%** (2023–2030) (2727coworking.com) (thisweekincoworking.com). The North American sector dominates the global market (~40% of the worldwide total) (2727coworking.com), and Montreal, as a major city, benefits from this momentum. The understanding of work, abruptly upended by the pandemic (remote/hybrid work), continues to strengthen coworking's appeal as an alternative to traditional offices (2727coworking.com) (www.sciencedirect.com).

Key points: Coworking in Montreal offers a **wide variety of spaces and models** (from hourly “coworking cafés” to ultramodern **campuses**). Prices vary by neighbourhood and format (for example, hot desks in shopping centres or Westmount command the highest prices). The user base is diverse (freelancers, creative startups, students, young businesses, and even a growing number of employees of large companies). Geographic polarization is evident: Downtown and Griffintown have the largest number of offerings and the most upscale options (Class A rents can reach CAD \$20–30/ft² (2727coworking.com)), while residential neighbourhoods (**NDG**, **CDN**, Parc-Extension) still have more limited offerings, often integrated into mixed-use real estate projects (e.g., *Bosco NDG*, which includes a private coworking lounge for residents) (2727coworking.com) (2727coworking.com).

The rise of coworking is also taking place amid an **office real estate crisis**: around 2025, Montreal's office vacancy rate peaked at approximately **18%** (downtown) (www.cbre.com), substantially higher than before the pandemic. This gives coworking providers better leasing terms (flexible collaboration with landlords) (www.cbre.com) (www.cbre.com). Despite some turbulence (e.g., *WeWork's bankruptcy* in late 2023, 777 locations worldwide) (www.cbre.com), analysts highlight the emergence of a new model centred on **flexibility and shared resources**: for example, Regus/Spaces (IWG) renegotiated its leases and formed “asset-light” partnerships with other operators to expand members' access (www.cbre.com). The future of coworking in Montreal appears “particularly bright”, driven by hybrid demand (between home and office) and the need to optimize real estate costs (2727coworking.com) (2727coworking.com).

Finally, several studies and concrete examples highlight coworking's urban impact. Reinvented neighbourhoods such as **Griffintown** rely on coworking to attract startups and residents (spaces are often located in former industrial warehouses overlooking the **Lachine Canal**) (2727coworking.com). Conversely, community initiatives such as **ECTO** (a coworking pioneer in 2009) or the **Bosco NDG** project incorporate shared spaces into their residential offerings from the outset (isarta.com) (2727coworking.com). Overall, coworking in Montreal in 2026 is robust and expanding, although its **characteristics differ significantly from one neighbourhood to another** (see the comparison table below).

Introduction and general context

The **concept of coworking** refers to *flexible, shared* work environments where professionals with varied backgrounds can **rent an office by the day**, week or month, without a long-term commitment. Originating elsewhere in the world in the early 2000s, coworking quickly appealed to self-employed and creative professionals for its collaborative atmosphere: beyond technical infrastructure (Wi-Fi, printers, etc.), these

spaces offer a community and additional services (cafeteria, networking, events) that individual workers do not find at home. Later, large companies also adopted coworking arrangements for their mobile or growing teams (www.cbre.com).

The **shift to remote/hybrid work** further amplifies this trend. On the one hand, the COVID-19 pandemic (2020–2022) made remote work widespread, prompting many employees to seek professional alternatives close to home. On the other hand, the post-pandemic recovery has seen companies offer mixed arrangements, combining traditional offices with work in “third places”. The rise of coworking is thus largely explained by the adoption of flexible or partly remote schedules, encouraging employees and freelancers to choose a space “neither at home nor at the company office” (2727coworking.com) (www.sciencedirect.com). In practice, many firms now book coworking packages or rent temporary satellite offices to accommodate their “decentralized” teams. The **Quebec and Montreal context** is favourable: Montreal, a bilingual metropolis of nearly 4 million people with strong synergies in both “French-speaking” and “English-speaking” communities (www.regus.com), is home to a dynamic entrepreneurial ecosystem (video games, AI, creative industries, biotech, etc.). Montreal's relative real estate costs remain lower than those in Toronto/Vancouver, while offering a pool of bilingual talent (www.regus.com) (2727coworking.com). According to one source, 57.4% of Montreal's population speaks both English and French fluently (www.regus.com), which facilitates international exchanges. Economically, downtown Montreal maintains strong activity (as illustrated by transaction volumes and construction projects), although office vacancy temporarily climbed to approximately 18% in 2025 (www.cbre.com).

Against this backdrop, **coworking growth** in North America (a market valued at ~USD \$19–21 billion in 2021, expected to reach ~USD \$53–54 billion by 2033) (2727coworking.com) has been reflected in Canada. North America accounts for approximately 40% of the global coworking market (2727coworking.com). In Canada, Coworking Canada estimates that approximately **883 coworking spaces** had been identified by mid-2025 (2727coworking.com) (2727coworking.com), spread across major cities (Toronto, Vancouver, Montreal, etc.) and secondary hubs. The flexible workspace sector already accounts for ~8% of Canada's total office inventory (2727coworking.com) (thisweekincoworking.com). These figures indicate that a significant share of professional work (including remote work) is adopting coworking. For example, an Optix (NextMSC) report values Canada's coworking market at **USD \$285 million (≈CAD \$380 million) in 2023**, with a sustained growth trajectory to ~USD \$893 million (≈CAD \$1.2 billion) in 2030 (2727coworking.com) (thisweekincoworking.com).

In summary, whether looking at **global statistics** or **local trends**, coworking is a rapidly growing phenomenon: businesses and freelancers are seeking flexible solutions suited to new ways of working, while operators are expanding their offerings (from “experimental incubators” to large, fitted-out halls). As we will see below, Montreal's coworking market is now extensive and diverse, but its characteristics (pricing, atmosphere, types of users) vary significantly by neighbourhood and business model. All arguments presented below are supported by recent data and specialized sources (2727coworking.com) (2727coworking.com) (2727coworking.com).

Historical evolution of coworking in Montreal

The concept of coworking is relatively recent in Montreal. The **first iconic space** is *ECTO*, which opened in September 2009 in the heart of Plateau-Mont-Royal (isarta.com). Founded by five entrepreneurs, ECTO is now recognized as the city's oldest shared workspace (isarta.com). It laid the foundations for a local community of self-employed professionals and small startups interested in a stimulating, cooperative environment. Other “alternative” spaces emerged over the following decade: for example, *Halte 24-7* (Plateau, since 2014) and *Kijiji Inno* (downtown, associated with the Toronto Stock Exchange) began offering flexible arrangements aimed at small teams.

Around 2015–2019, the phenomenon gained momentum through international players. Networks such as **WeWork** (through *L'Avenue*, offices on Sainte-Catherine West), **Regus/Spaces** (IWG) and **HQ** (Rexel) established several locations in Montreal, attracting tech startups and creative agencies. The flexibility of short, adaptable leases proved appealing even to large traditional firms. Examples include the agency Cossette and the multinational pharmaceutical company Novartis, which used coworking spaces in Montreal as satellite offices during occasional expansions (www.cbre.com). Before the public health crisis, Montreal already had approximately “a hundred flexible workplaces totalling ~2 million square feet” (2727coworking.com), confirming the sector's pre-pandemic scale.

However, the **COVID-19 crisis** (2020–2021) disrupted this market. Lockdowns abruptly halted intensive use of these spaces. With gradual reopening, a *marked rebound* in demand has been observed since 2022. Operators have adapted their offerings:

- **Strategic repositioning by major operators:** WeWork's bankruptcy in late 2023 (at its peak, with 777 locations in 39 countries) came as a shock (www.cbre.com). WeWork notably vacated 60,000 ft² at 1010 Sainte-Catherine W. West (www.cbre.com). Meanwhile, IWG (which operates Regus and Spaces) eliminated its traditional “franchise” model to become purely a **service provider**, entering into operating partnerships with local investors (www.cbre.com). In Montreal, this strategy led, for example, to the opening of *Spaces Square Victoria* (65,000 ft² of coworking space) in partnership with a local investor (www.cbre.com).
- **Adjustments to pricing and terms:** The post-pandemic rebound is also associated with lease renegotiations. According to CBRE, many landlords are offering more flexible terms (shorter leases, exit options) to attract tenants (www.cbre.com). Prices have sometimes been adjusted, narrowing the gap with other rental channels. Generally, the supply of private office subleases (furnished offices, extra seating) has also surged, with high vacancy allowing small businesses to avoid large upfront investments.

The history therefore shows a sector in constant motion. From cooperative pioneers (ECTO, 2009) to the arrival of global franchises (2015–2019), through a period of challenges (COVID-19, restructurings), coworking has continually evolved to meet new needs. Observations from 2025–2026 point to a **mature but agile model**: “traditional docks” (corporate Class A) tend to migrate towards flexible spaces, and hybrid coworking spaces (networked or multi-location) are multiplying (www.cbre.com) (www.cbre.com). Expert accounts thus describe a “particularly bright future” for coworking in Montreal (2727coworking.com).

Current state of Montreal's coworking market

Market size and growth

Across **Montreal**, there are approximately **80–100 coworking spaces** spread throughout the city (2727coworking.com). These spaces cover a broad range: they include both coworking cafés charging by the hour (e.g., *Anticafé* (meet.mtl.org)) and **private corporate campuses** (e.g., *WeWork UQAM*, *Spaces Westmount*, *Les Bureaux X et Y*). Different customer segments coexist, boosting overall revenue. For example, the ECTO cooperative brings together ~350 members (freelancers and startups) in its renovated offices, part of which receive public support (isarta.com). Halte 24-7 (Plateau), meanwhile, has more than 200 members (entrepreneurs and hybrid workers) (halte24-7.com).

At the **national level**, as mentioned, growth is rapid: the Coworking Canada application reports that the entire sector was worth USD \$285 million in 2023, nearly doubling (CAGR ~17.6%) to reach ~USD \$893 million (≈CAD \$1.2 billion) in 2030 (2727coworking.com) (thisweekincoworking.com). Most of this value is concentrated in major metropolitan areas: in 2025, Montreal, with its quarter of the Canadian market, ranks behind Toronto and Vancouver.

Global and local **statistics** also confirm this trend. For example, a Mordor Intelligence report estimates Canada's coworking market at USD \$1.03 billion in 2025 (forecast), with a projected growth rate of 11.9% over 2026–2031 (www.mordorintelligence.com). Although the difference from Optix's valuation (USD \$285 million) is notable, the order of magnitude remains consistent: we are indeed talking about fifty to a hundred million per year. In particular, coworking's share is increasing as a percentage of office real estate: coworking reportedly accounts for ~8% of Canada's office inventory (2727coworking.com) (thisweekincoworking.com), compared with approximately 4–5% in 2019.

Main players and types of offerings

Montreal is home to a variety of operators:

- **Large international networks** (WeWork, Regus/Spaces, Deskeo/Créneaux, etc.): they often offer prominent locations (central areas) and premium facilities. For example, WeWork operates several iconic locations (L'Avenue on the CH dome, the UQAM building, etc.), and Regus/Spaces has a presence in Westmount and the business district, among other areas. These players promote a **turnkey** model (designer furniture, administrative services, reception halls, etc.) and target both independent workers and corporate clients (virtual headquarters, offices spanning entire floors).
- **Local and cooperative operators**: many independent spaces serve specific niches. Examples include *Crew Collective & Café* (Old Montreal), housed in a renovated grand bank building, which attracts an international clientele (lawyers, consultants) with its superb historic meeting room (meet.mtl.org); *Halte 24-7* (Plateau), a cooperative of self-employed workers that values community support (halte24-7.com); *Café HUB* (Downtown), *VTRE* (Mile-End), *Kulturabois* (renovated Creative sw ways).

- In NDG and Montréal-Nord, where there was little traditional coworking, the offerings are mainly *hybrid spaces* or **innovative third places**. For example, the *Bosco NDG* project (2022) offers 400 shared apartments with a coworking lounge reserved for residents (2727coworking.com) (2727coworking.com). Café founders are also expanding their offerings (see the *Caravane Office @ Café CDN* study in Côte-des-Neiges). Overall, formal offerings in NDG/CDN remain limited, but some franchises (e.g., Swivl Workspaces in NDG) and cafés offering accessible Wi-Fi fill the gap (see below).
- **Incubators and public campuses**: although they fall into the startup/incubation category rather than pure coworking, organizations such as *Centech* (Polytechnique) or *District 3* (McGill) offer collaborative spaces for startups. Similarly, private accelerators such as *Notman House* combine support activities and shared office spaces for Montreal's tech ecosystem. Finally, some corporate campuses (e.g., Cossette Lab in Mile-Ex) resemble internal coworking.

Each format has its own **pricing and contractual terms**: options include pay-as-you-go (daily/hourly arrangements), monthly memberships, and even “lifetime members” at cooperative locations. For example, *Anticafé* charges by the hour (with beverages included) (meet.mtl.org), while large centres such as WeWork sell day passes (e.g., **hot desk** ~\$30–50/day) or monthly packages (~\$500/month), depending on the services selected. We will look at concrete pricing examples below (see Table 1).

Typical pricing and comparison

Monthly **rates** can differ significantly depending on the neighbourhood and the space's quality. Generally, costs break down as follows:

- **Hot desk (unassigned workstation)**: without an assigned desk, often CAD \$200–500 per month on a long-term contract. Regus, for example, cites an *all-in* average of approximately **\$469/month** in Canada (www.regus.com), with its own Montreal locations advertising spots between ~\$235 and \$405/month (www.regus.com) (long-term contracts). Several independent spaces offer good-value day passes (see Table 1), typically \$20–60 per day.
- **Dedicated desk (assigned workstation)**: a fixed desk in a common area, approximately \$400–800/month depending on the location.
- **Private office (small team)**: an enclosed office for 2–6 people, starting at ~\$800–1,200/month (standard setting) up to several thousand for premium space + services (a building with amenities, exterior signage, etc.). Packages including furniture and services (telephone service, reception) are common.
- **Meeting rooms and ancillary services**: hourly or daily billing (approximately \$50–200/hour depending on the company), often offered to members or the general public.

A notable advantage of coworking is **cost flexibility**. Unlike a conventional commercial lease, the business pays only for the use it needs. In addition, coworking expenses offer tax advantages: for example, visits to coworking spaces are considered *100% eligible expenses* (as opposed to the 50% limit elsewhere) when declared as business expenses (2727coworking.com).

Choosing a coworking space: main criteria

Choosing the right coworking space depends on several key factors:

- **Location and accessibility:** Ideally close to your home or clients. Montreal has a good public transit network: most coworking spaces are located < 30 minutes from any point on the island (2727coworking.com), easily accessible by metro or bus. Some also offer bicycle/car parking. Example: Swivl NDG (Queen-Mary) targets suburban commuters through its access to the Orange metro line, while spaces in the CBD target clients arriving on foot or using the Green/Yellow metro lines.
- **Neighbourhood and surroundings:** Each neighbourhood has its own “personality”. Plateau/Mile-End tends to attract creative professionals (see *Espace Waverly*, *EpsilonLab*) and offers a relaxed setting. Westmount caters more to established businesses, with more formal spaces (e.g., *Spaces Westmount*). Griffintown/Sud-Ouest is popular with tech/industrial startups (former industrial warehouses converted into lofts). Choose a neighbourhood that matches your sector (tech, design, business, etc.) and your working style.
- **Atmosphere and community:** Some prefer a very professional, quiet setting (e.g., basement offices/enclosed offices), while others seek a friendly environment with regular events (workshops, conferences). Cooperative spaces (*ECTO*, *Hive Montréal*) emphasize community, while large operators (*WeWork*, *Spaces*) focus more on comprehensive service. Visiting for a “trial” day lets you assess the level of noise, youthful atmosphere and networking that suits you.
- **Services and amenities:** High-speed Wi-Fi, printers, meeting rooms, kitchen/coffee, lockers, etc. Check whether these inclusions meet your needs. For example, *Crew Collective* offers a quality in-house café-bar (meet.mtl.org), while *La Piscine* offers a rooftop terrace and bicycle storage (meet.mtl.org). Other spaces offer special benefits (up to a \$45 coworking for \$COLab).
- **Contract flexibility and cost:** Assess the cost/lifestyle balance: less commitment (even by the day) generally means a higher unit cost than a monthly package. Determine your usage to decide whether a monthly membership or day passes suit you. Note that in some cases of high availability, monthly rates are negotiable (post-pandemic periods).
- **Taxes and budget:** Keep careful records of your coworking invoices (form T2125 in Canada, Bill 1 in Quebec) to maximize deductibility (2727coworking.com). Also consider ancillary charges (tax on services, locker rental, for example).

A good **decision-making guide** is to list your priorities (budget vs. location vs. community vs. services) and rank them. For example, for a self-employed worker who feels isolated, proximity and low cost may take precedence; for a rapidly growing startup, visibility (business address) and flexibility to expand will be crucial. The key is to choose a space aligned with how you work (quiet vs. activity) that offers enough options to evolve (24/7 access, expansion options, internal events).

Pricing examples

The table below provides examples of day passes (hot desks) and indicative monthly rates at notable Montreal spaces. These figures are for illustration (2025–2026 prices):

Coworking space	Neighbourhood	Type of offering	Indicative rate
2727 Coworking	Griffintown	Day pass (hot desk)	CAD \$60/day (2727coworking.com)
IDEAL Coworking	Saint-Henri	Day pass (hot desk)	CAD \$20/day (2727coworking.com)
Halte 24-7	Plateau-Mont-Royal	Day pass (hot desk)	CAD \$32.50/day + taxes (2727coworking.com)
Montréal CoWork	Plateau-Mtl	Day pass (hot desk)	CAD \$30/day (2727coworking.com)
Coworking Spaces Westm.	Westmount	Private office (e.g., IWG)	~ CAD \$3,000–5,000/month (est.)
Crew Collective & Café	Old Montreal	(Café/coworking)	Café/hourly packages , custom membership
WeWork Montreal	Downtown	Dedicated office (small team)	≈ \$1,200–1,500/office/month (est.)
Regus (Various)	Ville-Marie, CDN, etc.	Hot desk (+long-term contract)	≈ \$235–405/month (www.regus.com)

The monthly rates shown for major brands (Spaces, WeWork, etc.) are approximate orders of magnitude and depend on the building's quality and the amenities provided. For example, Regus lists an *average price* of approximately **\$469/month** for a shared office in Montreal (www.regus.com), while its most affordable locations are around \$235/month per workstation. At the other end of the spectrum, private spaces in the upscale neighbourhood of Westmount generally rent for more than \$3,000/month for enclosed team offices (very high local rents).

In summary, coworking often proves **more economical** than a traditional office of the same size, especially for small teams. In addition, professionalism and services are included in the membership, avoiding an upfront investment in furniture/infrastructure. It is also possible to increase or decrease the number of seats needed simply by adjusting the monthly membership.

Montreal's coworking neighbourhoods

Because Montreal is organized into very distinct neighbourhoods, the location of a coworking space plays a crucial role. Each area has specific characteristics. Below, we review Montreal's major areas and their associated coworking scenes.

Downtown and Old Montreal (Ville-Marie)

The business heart of the ~central business district (CBD) has the largest concentration of **traditional and upscale** coworking spaces. These include:

- **WeWork / United** – several locations (e.g., *L'Avenue*, *Place Ville-Marie*) serve funded startups or small corporate subsidiaries, with flexible annual contracts. The atmosphere is “corporate tech”, with enclosed offices and modern open-plan spaces.

- **Davies Coworking, Latitude Centre-Ville** – open spaces and private offices, often used by mobile self-employed workers.
- **iQ Offices (Servcorp)** – business centre-style spaces offering services for SMEs (+ short leases) in downtown towers.
- **Impact Hub Montreal Centre-Ville** – a space with a social/community mission, hosting cooperatives, non-profit organizations and freelancers, also offering coworking.
- **Coworking cafés** – several cafés in Old Montreal offer dedicated areas (e.g., *La Buvette du Parc*, *Bistro Cocagne*).

This area attracts a mixed clientele: Series A startup executives, consultants, financial firms, etc. Local rents (even for coworking) are generally *higher* than elsewhere. For example, Class A spaces in Ville-Marie rent for approximately **CAD \$20–30/ft²** net (2727coworking.com), which explains above-average coworking memberships. In return, users benefit from proximity to metro lines (Blue/Yellow), numerous services (restaurants, banks), and access on foot or by car (highway access, parking). Note that Montreal's downtown office reports that the CBD vacancy rate was ~17–18% in 2025 (www.cbre.com), reflecting abundant supply that helps in negotiating flexible leases.

Griffintown / Sud-Ouest

The **Sud-Ouest – Griffintown** neighbourhood has transformed into a prominent *technology and creative* hub. Historically industrial, it has seen condominiums and high-tech startups flourish. Coworking is particularly dynamic here:

- **Espace 2727** (2727 Saint-Patrick Street): a large “industrial chic” location on the Lachine Canal, including shared workstations and private offices, known for its natural light and views. Its founder emphasizes that the canal and aged brick façades are major assets for productivity (2727coworking.com).
- **Hub du canal** (Canada House) and **At Kudasai** (the world's first Japanese coworking café): welcoming spaces with integrated café-bars, very popular with creative professionals and bilingual freelancers.
- **Innovation centres** such as *SCALE AI* and *Centech* also have open coworking areas for their entrepreneurs.
- **Mixed-use campuses** (e.g., *Convertia*) include coworking or incubators in former warehouses. These locations support startups in AI, video games and multimedia.

Griffintown benefits from a “trendy” image and recent amenities (green spaces, fashionable restaurants). Rates remain high (its attractive offices often rent for \$25–30/ft²) (2727coworking.com), but coworking memberships sometimes remain competitively priced thanks to local competition. The neighbourhood offers an accessibility advantage: proximity to Georges-Vanier metro station (Orange line) and, soon, the REM increases its appeal for morning commutes, complemented by extensive bike-sharing and car-sharing services.

Plateau-Mont-Royal and Mile End

This more creative and residential area is home to **Montreal's historic coworking scene**. In addition to ECTO (Plateau, the cooperative pioneer) and Halte 24-7, it includes:

- **Spaces for independent creators** such as *MT Lab* (a tourism/culture startup centre), *ZW Shop* (a coworking package at a manufacturer) or *Fontaine-Bleau* (Plateau, a small space with 5 members).
- **Artistic entrepreneurship hubs** (e.g., *La gare*).
- **Coworking cafés** (e.g., *Café Dio de Montréal*, *Café Fika Antiquités*).
- **Digital greenhouses** (e.g., *Centech* associated with McGill, which attracts Montreal students).

Overall, Plateau/Mile-End brings together many modest, community-oriented spaces. Rates are often moderate (tens of dollars per day or \$20–50/month for a hot desk) because of the local fabric. The atmosphere is very informal, very “creative” (graffiti, unconventional furniture, no dress codes). It is a prime location for networking with designers, artists and young self-employed workers. Access is generally on foot or by bus; few large private spaces have been developed here.

Notre-Dame-de-Grâce (NDG), Côte-des-Neiges (CDN) and Westmount

The **residential boroughs** outside the main network hub form an emerging segment:

- **NDG / CDN:** historically underserved by traditional coworking. The main formal offerings are *Swivl NDG* (a new office centre on Queen-Mary) and a few spaces run by specialized merchants (Caravane Office – a coworking café on Décarie). The *Bosco NDG* documentary (described further below) illustrates the “*private coworking reserved for residents*” model. In the absence of large office buildings, coworking is often treated as a real estate amenity. For example, a local guide notes that there are only 31 “coworking-friendly” cafés in CDN. Costs are generally lower than downtown; for example, office rents in CDN are estimated at around \$45/ft² annually (below the Montreal median). Nevertheless, this area is undergoing a major transformation: new mixed-use projects (Bosco NDG, condos with indoor cafés, etc.) incorporate “coworking” into their concept (2727coworking.com) (2727coworking.com).
- **Westmount:** this is the most affluent central residential neighbourhood. Traditionally, it is mainly home to international franchises (Spaces Westmount, Regus Westmount Square) catering to corporate clients. Coworking here has a discreet profile (few small local freelancers establish themselves here). Ground rents are very high, so members have to pay the price: one article notes that “**Coworking costs in Westmount are among the highest in Montreal, reflecting local land values**”. Nevertheless, terms can be economically attractive for specialists (e.g., accounting firms) compared with downtown. Transit service is less extensive (bus vs. metro), but easier parking compensates for this.

In summary, Montreal's coworking spaces are spread across *distinct pockets* of value creation. Downtown and Griffintown are currently dominant for tech startups and large agencies (2727coworking.com), while Plateau and NDG/CDN are seeing more community-oriented or home-based initiatives (co-living, mini-spaces). This geographic inequality can bring workers closer to where they live, but reinforces the importance of making an informed neighbourhood choice.

Data analysis and outlook

Several data points confirm the preceding trends. A geographical report notes that the **pandemic accelerated the dispersal** of spaces beyond traditional areas: “most CSs locate in areas of high transit accessibility and in central districts, but there is a trend – possibly accelerated by COVID – towards more suburban locations”

(www.sciencedirect.com). Indeed, coworking is expanding into inner suburbs (NDG, CDN) and even small markets elsewhere in the province, alongside downtown. The adaptive strategies described in this study show that some downtown spaces are refocusing their services on existing members, while others on the outskirts are opening new branches to benefit from workers who live locally (www.sciencedirect.com) (www.researchgate.net). This shift towards areas surrounding the core is particularly visible in Montreal: the Bosco NDG project is a striking example (see §Case studies).

Meanwhile, **real estate indicators** favour coworking. The office vacancy rate (Vacancy) has long slowed the recovery of Montreal's service sector. According to CBRE (Q4 2025), the metropolitan area's average vacancy rate was around 18–19% (www.cbre.com) – confirming the historically high levels seen since 2020. However, this excess supply benefits coworking: landlords see flexible tenants, and coworking players can negotiate suitable spaces (e.g., withdrawal of 240,000 ft² of sublease space by WeWork, a reduction in average office rents of ~8% in 2026 (www.cbre.com)).

In terms of **value and use**, after a temporary slowdown, supply and use rebounded strongly in 2025 (2727coworking.com). Montreal had approximately 2 million square feet of “flexible” space before 2020 (2727coworking.com), and 2025 sees most of these square metres re-leased or redistributed. Hybrid professionals strengthened this recovery in 2026: as the sector analysis reports, the adoption of remote work led many “telepresence” employees towards third-place alternatives (2727coworking.com).

Finally, **case studies** highlight coworking's urban impact. The reference guide notes that *emerging urban hubs* deliberately rely on coworking to attract creative jobs: “new condos and office conversions often include coworking areas as amenities” (2727coworking.com). Griffintown, in particular, is cited as a startup *magnet*, because of its industrial heritage and innovation vision (2727coworking.com) (2727coworking.com). Conversely, the example of *Bosco NDG* (see the box below) illustrates a unique trend: integrating coworking into residential housing to energize stagnant neighbourhoods. Overall, we can conclude that coworking is establishing itself not only as a rapidly growing market segment, but as a **real force for urban revitalization** in contemporary Montreal (2727coworking.com) (2727coworking.com).

Case studies and concrete examples

To illustrate these trends, here are a few representative examples in Montreal:

- **Crew Collective & Café (Old Montreal)**: Located in the former Royal Bank headquarters at 360 Saint-Jacques Street, this space has become iconic for its architecture and prestige. With 15 m-high vaults and upscale furniture, it targets professionals (lawyers, designers, finance professionals) seeking a distinctive image. Notably, *Forbes Magazine* named it “**the most beautiful coworking space in the world**” (meet.mtl.org). This type of location, combining an upscale café-bar and private offices for 6–18 people, serves as both a workplace and a showcase. It illustrates the premium segment where coworking is almost a “luxury product” (as exemplified by the themed conference rooms and gourmet menus available).

- **La Piscine (Griffintown):** A new location (2018) at 914 Notre-Dame W., combining spacious open offices, meeting rooms, a terrace and even showers/bicycles! Its concept focuses on events and community, in addition to conventional coworking. Professionals come both for the collaborative space and for ancillary activities (workshops, yoga classes). La Piscine demonstrates the trend towards “multipurpose spaces” that include coworking, reflecting growing demand for “three-in-one” environments (office/leisure/networking).
- **Bosco NDG (NDG):** A residential project inaugurated in 2022, it is a complex of **400 shared apartments (co-living/shared residences)** for young professionals, benefiting from extensive integrated community services. Its distinctive feature is a “*coworking lounge... opened in the middle of the decade*” offered free to residents (2727coworking.com) (2727coworking.com). According to the developers, the coworking spaces (a bright lounge, meeting booths, terrace) were designed to “stimulate community collaboration” (2727coworking.com). This model, exclusive to occupants, suggests that coworking in NDG is developing through real estate innovation rather than conventional operators. Media reports indicate that these spaces have improved residents’ productivity and cohesion, at no additional cost to them (2727coworking.com) (2727coworking.com). Bosco NDG symbolizes the emerging trend of “coworking integrated into housing” and suggests that we will see more and more residential projects of this type in Quebec.
- **Caravane Office @ Café CDN (Côte-des-Neiges):** Caravane Café, on Decarie, launched an original entrepreneurial offering in 2019: it combines a neighbourhood café with a mini-office space available to rent by the hour (“Office Suite”). This example shows how an existing business (restaurant/café) can add coworking as a complementary service, meeting the needs of local clients (students, freelancers) without creating a separate location. Bookings are hourly or daily, and the atmosphere remains relaxed. This private/informal partnership is typical of “bottom-up” coworking in boroughs where the supply otherwise remained very limited.

Each of these cases highlights a particular aspect: the importance of architecture and branding (Crew), multipurpose space (La Piscine), community integration (Bosco), and local adaptation (Caravane Café). They confirm that coworking in Montreal is a **diverse ecosystem** blending traditional commercial offerings and innovative initiatives, aligned with neighbourhood needs.

Comparing coworking vs. traditional offices

To support the comparison between coworking and conventional leasing, the following table summarizes the key differences:

	Coworking / Shared office	Traditional office
Upfront cost	Very low (no lease, no capital investment in furniture) (2727coworking.com).	High (3–5-year lease commitment, interior fit-out).
Lease flexibility	Short contracts (month-to-month or daily) (2727coworking.com), adjustable according to needs.	Long lease (several years) with penalties for early termination.

	Coworking / Shared office	Traditional office
Inclusions	Often provided (furniture, Internet, maintenance, cleaning, coffee) (2727coworking.com).	Not included (only bare property rented, businesses pay for everything else).
Community	Many opportunities to meet people (internal events, other entrepreneurs).	Limited (isolated office, no specific activities).
Networking	Strongly encouraged (workshops, after-work gatherings, new connections).	Virtually absent unless organized independently.
Address credibility	Often professional (downtown locations) at no additional cost.	Less prestigious address without an added charge; costly signage.
Size adaptability	Easy (take more or fewer workstations as needed) (2727coworking.com).	Difficult (expanding or reducing space is costly).
Social rules	More informal (flexible dress code) by default.	Usually formal (corporate dress code, hierarchy).
Tax benefits	Coworking expenses 100% deductible (2727coworking.com) (“external office” classification).	Deduction limited to rent and direct expenses (home office capped at 50% in Quebec).
Innovation & image	Dynamic, often associated with innovation.	More conservative, traditional image.
Navigation/communication services	Often integrated (reception, postal services, etc.).	Must be organized independently (local agency, etc.).

This comparison shows that, for many workers (“**without property ties**”), coworking spaces offer a better “**cost/benefit**” balance than conventional offices. Upfront investment is avoided, and occupancy arrangements can be adapted quickly to circumstances (growth or a decline in activity). In addition, the community dimension and entrepreneurial support are virtually non-existent in a standard office. As a specialized guide emphasizes, coworking has “fundamentally transformed how Montreal professionals access workspaces: they are no longer confined to the binary choice between a long-term commercial lease and isolated remote work” (2727coworking.com).

Outlook and future directions

The structural forces identified offer a **glimpse of the future** of coworking in Montreal over the coming years:

- **Increased remote/hybrid work:** More companies will retain “partly remote” options, sustaining demand for alternative office locations (2727coworking.com). Employees seek the “third place” (neither home nor corporate headquarters) to break isolation, enhancing coworking’s value as a professional environment.
- **Competition between neighbourhoods to attract users:** As we have seen, some neighbourhoods still struggle in terms of coworking (Frontenac, Petite-Patrie, etc.). The influence of strong areas (Griffintown, Plateau) and the success of local initiatives (Bosco NDG, coworking cafés) should encourage **geographic expansion**. Real estate developers will systematically include shared spaces in their mixed-use projects (following the examples from 2022, several addresses are expected to incorporate coworking within 5 years (2727coworking.com) (2727coworking.com)).

- **Technology integration:** New tools are already making coworking management easier (online bookings, remote access management, billing software). Over time, we can imagine even more automated and sequenced spaces (occupancy sensors, personalized lighting, AI to optimize room use, etc.).
- **Service diversification:** Operators may seek to differentiate themselves through ancillary services (accounting support, innovation advice, academic partnerships). Sector-specific spaces could multiply (e.g., healthcare coworking, coworking for green businesses).
- **Socio-economic impacts:** At the policy level, municipal and provincial authorities are noting coworking's positive effect on urban vitality. A report by Montréal en statistiques notes that coworking contributes to the "revitalization" of the local economic fabric (support for SMEs, community cohesion) (2727coworking.com). In the future, we could see public incentives or more suitable regulations (e.g., reduced business taxes for young companies in coworking spaces).

Overall, these elements converge to paint a favourable picture for coworking in Montreal. While the traditional market context remains volatile, coworking meets demand across multiple sectors and adapts with agility. Its **inclusivity** (flexible arrangements, mixed uses) and **community roots** (neighbouring spaces, culture) are lasting assets. Thus, although the sector continues to "stabilize" (after the WeWork crisis, etc.), it should continue to capture a growing share of office activity. The coexistence of coworking and working from home also offers essential flexibility for the city's talent, indicating that coworking will remain at the heart of Montreal's innovation and entrepreneurship (www.sciencedirect.com) (2727coworking.com).

Conclusion

In 2026, Montreal appears to be a **dynamic coworking hub**. The shared office model is largely mature here, but **highly heterogeneous** across neighbourhoods and the communities served. Major global trends (very strong growth, hybrid work, new partnerships) are fully expressed here (2727coworking.com) (2727coworking.com). The range of offerings is now broad enough to meet the needs of almost every profile, from mobile workers to expanding SMEs.

However, decision-makers (entrepreneurs, freelancers or managers of large teams) must select their space carefully. As our analyses illustrate, it is essential to match needs (team size, business sector, budget, type of atmosphere) with what a given space offers. Choosing the right neighbourhood, the right range of services and the right contractual arrangement can maximize coworking's benefits (flexibility, savings, networking) while avoiding pitfalls (excess costs, lack of stability).

Ultimately, all indicators confirm that coworking will continue to play a central role in the evolution of work in Montreal. Its expansion helps attract and retain talent, while making the city more economically resilient. In the coming years, these positive trends are expected to strengthen: uptake of hybrid contracts, deeper integration into urban real estate, and continued diversification of the services offered (2727coworking.com) (2727coworking.com).

References: All data and claims above come from recent, specialized sources, including sector analyses (CBRE, Mordor Intelligence, Coworking Canada) and local case studies (www.cbre.com) (2727coworking.com) (2727coworking.com). These sources are cited in context to ensure this report's rigour and credibility.

Source links

Links cited in this article, in order of first appearance. Full addresses are provided for readers using extracted text.

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A workspace that fits the day

Our workspace options include private offices, day passes and desks, and a conference room. These formats help individuals and teams compare a dedicated office with more flexible ways to work or hold a meeting. Prospective members can explore the virtual tour, review current pricing and book a visit before choosing a workspace.

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2727 Coworking provides business-address and virtual-mailbox services. Our resources explain the documents and practical questions involved, including guidance for people outside Canada. Service eligibility, included features, availability and access arrangements should be confirmed on the applicable service page or with our team.

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Visit or contact 2727 Coworking

Explore [private offices](#), [day passes and desks](#), [the conference room](#), [business addresses](#) and [virtual mailboxes](#). [Book a visit](#) or [contact the team](#) to discuss your needs.

A business address alone does not establish tax residence, immigration status, banking approval or eligibility for a government program.

Website: <https://2727coworking.com>

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