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Shared Offices in Montreal: Coworking Prices and Market 2026

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Executive summary

The **coworking** market in Montreal, and more broadly the **shared office** market, is experiencing sustained growth, reflecting global trends. According to industry analysis, Montreal now has more than *100 flexible workspaces* (over 2 million square feet in total), roughly double the supply available five years ago (2727coworking.com). Pricing options cater to all types of users: **day passes** range from *free* (café-style coworking models) to around **CAD \$50/day** at high-end operators, with a median of around **\$20–25/day** (2727coworking.com). Monthly shared office memberships range roughly from **\$100/month** (basic access) to **\$405/month** (24-month contracts with premium providers), with a median in the range of **\$275–300/month**.

(2727coworking.com). These Montreal rates are on average **20–30% lower** than those of comparable spaces in Toronto or Vancouver (2727coworking.com), reflecting the more affordable cost of living and commercial rents in Quebec.

Most businesses (around **77%**) now use a *hybrid* work model, sustaining strong demand for flexible spaces (2727coworking.com) (allwork.space). Globally, more than half of large corporations (55%) have incorporated coworking into their real estate strategies (allwork.space) (allwork.space). The global coworking market is expanding rapidly: it was valued at approximately **US\$15.81 billion** in 2025 and could reach **\$41.12 billion** by 2031 (CAGR ~17.3%) (rss.globenewswire.com). In Canada, the market is expected to jump from approximately **US\$3.24 billion in 2024** to **\$4.75 billion** by 2029 (annual growth ≈8%) (www.mordorintelligence.com). In Quebec and Montreal, which account for a significant share of this growth, the offering remains diverse, combining major international brands (WeWork, IWG/Regus, Spaces) with local initiatives (co-operatives, coworking cafés, innovation spaces).

Analyses also highlight the sector's overall profitability: approximately **54%** of coworking spaces worldwide are now **profitable** (allwork.space). The **WeWork crisis** (bankruptcy in late 2023) certainly shook traditional operators, but new models are emerging (IWG is moving towards a service provider role) (www.cbre.ca). Overall, **Montreal's coworking ecosystem** is now well established, offering an abundance of choices driven by a race to innovate (themed spaces, high-end services, etc.), while remaining financially competitive and suited to the needs of an increasingly flexible economy.

Introduction: context and definitions

Coworking is an approach to organizing workspace that emerged in the 2000s and was popularized in 2005 by American Brad Neuberg in San Francisco (www.morning.fr). It refers to a shared space where freelancers, entrepreneurs and businesses work alongside one another, encouraging interaction and collaboration (www.morning.fr) (www.morning.fr). Compared with traditional offices leased over the long term, coworking offers flexible rental agreements (daily, monthly) and shared amenities (high-speed internet, meeting rooms, cafés, etc.). Wikipedia defines the concept as “a method of organizing work that combines a shared workspace with a network of workers who practise exchange and openness” (www.morning.fr). Coworking is thus part of an innovative ecosystem that values **collaboration**, **flexibility** and **openness**, aligning with the evolution of contemporary professional practices towards “open innovation” and hybrid remote work.

Historically, the rise of coworking coincides with digitalization and the growth of start-ups. In Canada and Quebec, the first collaborative spaces appeared in the 2010s, often run by non-profit organizations (such as incubators, co-operatives or technology foundations). A landmark local example is **Maison Notman House** (San-François–Mickle, founded in 2012), which transformed a historic mansion into a technology innovation centre. In Montreal, as elsewhere, many cultural venues and disused offices have been converted into coworking spaces, ranging from office cafés to corporate campuses. The goal remains the same: to offer workers high-quality professional environments without the administrative burden of a conventional lease (www.cbre.ca).

The COVID-19 crisis further accelerated this shift. Lockdowns and widespread remote work paradoxically stimulated demand for hybrid spaces: in 2025, 77% of North American businesses permanently adopted a [hybrid work/office model](#), firmly establishing coworking's role as a key element of commercial real estate ([2727coworking.com](#)) ([allwork.space](#)). Overall, coworking has moved beyond a passing trend to become a **structural component** of the office real estate market, "a cornerstone of modern real estate strategy" for businesses ([www.flexas.com](#)).

The global coworking market

Globally, the coworking industry is showing sustained growth. The latest industry studies forecast a market growing from approximately **US\$15.8 billion** in 2025 to **US\$41.1 billion** in 2031 (CAGR ≈17.3%) ([rss.globenewswire.com](#)). This expansion is mainly driven by the widespread adoption of hybrid work: a CBRE Europe report indicates that large companies aim to allocate 29% of their real estate portfolios to flexible spaces by 2027 ([rss.globenewswire.com](#)), illustrating a strategic refocusing on adaptable solutions. Moreover, *more than half of corporations worldwide (55%)* now use coworking spaces as an [alternative to traditional leases](#) ([allwork.space](#)). This marks the beginning of a transition in which coworking is no longer reserved for freelancers and SMEs, but also attracts large organizations seeking agility ("agile workspace strategy").

The geography of coworking shows a concentration in major global urban centres (New York, London, Dubai, etc.), but regions such as Asia-Pacific are experiencing the fastest growth, reflecting massive investment in flexible real estate. The Globenewswire study (Jan. 2026) emphasizes that despite sharp increases in operating costs, interest in these spaces persists, supported by **annual demand growth of more than 13%** in major cities such as Dubai ([rss.globenewswire.com](#)). From an economic perspective, around 54% of coworking spaces are now profitable ([allwork.space](#)), a sign of the model's growing overall viability (with 72% of operators reaching profitability in less than 2 years ([allwork.space](#))). However, the sector continues to face high fixed costs (leases, maintenance) and the need to maintain a high occupancy rate ([rss.globenewswire.com](#)).

Finally, gradual consolidation is taking place: the largest operators (IWG/Regus, WeWork, Industrious, etc.) are closing or reorganizing underperforming locations, while strategic alliances (partnerships, franchises) are multiplying ([www.cbre.ca](#)) ([allwork.space](#)). The business model increasingly favours flexibility: for example, IWG is expanding through "white-label" arrangements, providing only services (management, marketing, bookings) to third-party real estate operators ([www.cbre.ca](#)).

The coworking market in Canada

In Canada, coworking has followed the global trend. In 2024, the size of the Canadian shared workspace market was estimated at approximately **US\$3.24 billion** and is expected to reach **US\$4.75 billion** by 2029 (CAGR ≈8%) ([www.mordorintelligence.com](#)). A Mordor Intelligence report (2024) confirms this robust growth trajectory over the next two years ([www.mordorintelligence.com](#)). In terms of supply, there were *approximately 883 coworking spaces* in Canada (across all formats) at the end of 2025 ([allwork.space](#)), primarily concentrated in major cities (notably Toronto, Vancouver and Montreal).

The main international chains operate there (WeWork, IWG/Spaces/Regus, etc.), alongside local networks (for example, *District 3*, Concordia University's incubator) and co-operatives. In this regard, the province of Quebec stands out for its notable proportion of community-oriented operators. For example, the **Le Temps Libre** co-operative (Mile-End) and Maison Notman (a technology foundation) offer both a workspace and a social mission. These local initiatives benefit from multilingualism and the area's appeal to foreign start-ups (one anecdote highlights that the bilingual environment often attracts French SMEs seeking a North American base).

In terms of pricing, Canadian data confirm the gap between major metropolitan areas: a “hot desk” space rents for an average of **CAD \$200–300/month** ([allwork.space](#)), a dedicated desk for around **CAD \$320/month** ([allwork.space](#)), and a typical private office for between **CAD \$450 and \$2100/month**, depending on its size ([allwork.space](#)). This Canadian pricing position, corroborated by industry comparison tools, corresponds roughly to prices 20–30% higher than those observed in the Paris region, but lower than those in Manhattan or San Francisco. Nevertheless, even within Canada, slight disparities persist: rents (in \$/sq. ft.) have historically been lower in Quebec than in Ontario or British Columbia, making Montreal generally *more affordable* than Toronto and Vancouver for comparable coworking operations ([2727coworking.com](#)) ([2727coworking.com](#)).

Coworking in Montreal: operators and local trends

Diversity of spaces and main operators

Montreal's coworking scene is now **highly varied** and active. Analysts describe it as “vibrant and diverse”, offering venues ranging from converted **historic banking halls** to contemporary lofts (with terraces, wooden roofs or indoor skating rinks) ([2727coworking.com](#)). Among the ten highest-rated spaces in 2025, alongside 2727 Coworking and WeWork (a global brand), are **Crew Collective & Café** (a prestigious Old Montreal building), **Maison Notman** (a tech hub in a historic mansion), **Montréal Cowork** and **Halte 24-7** (local co-operatives), as well as unusual concepts such as **Anticafé** (a coworking café charging by the hour), **Fabrik8** (an ultra-loft campus with a rooftop skating rink) and **Nomad Life** (a mix of coworking, creativity & wellness) ([2727coworking.com](#)) ([2727coworking.com](#)) ([2727coworking.com](#)). This abundance reflects a niche positioning for each offering: some cater to freelancers and creative professionals, others to marketing agencies or technology teams. Prices and amenities (meeting room capacity, cafés, community events) vary accordingly.

From a qualitative perspective, several institutional models stand out:

- **International operators:** WeWork (notably “Place Ville-Marie” downtown) and IWG/Spaces/Regus operate in large complexes (primarily in urban centres). These operators shape a market comparable to an American-style “managed office”, with numerous key locations.
- **Independent or co-operative spaces:** several locally managed spaces prioritize community (Notman, Le Temps Libre, Halte 24-7, Les Notables, etc.). They often operate through revenue-sharing or crowdfunding approaches. Their governance models differ, but all offer 24/7 access, regular community

gatherings and sometimes a “social” positioning (for example, Notman House is a non-profit foundation dedicated to developing Montreal's tech ecosystem).

- **Hybrid or themed concepts:** coworking cafés (Anticafé, Café Pocasset), creative spaces (Fabrik8, Station C) and even tech laboratories (Station Silicon Valley Bank, university incubators). These complementary venues acknowledge the behaviour of workers who also want to purchase services (drinks, food) or have direct synergies with research laboratories.

This abundance of choices makes everyday decision-making more complex for Montreal users. Local comparison guides list more than twenty distinct venues across all types of users (2727coworking.com) (2727coworking.com). However, despite market fragmentation, membership numbers continue to grow and satisfaction rates remain high; for example, Google's listings of the best spaces highlight ratings above 4.5/5 for 2727, Crew Collective, Anticafé, Notman, etc. The trend also shows a certain move upmarket: the quality of the facilities (modern design, highlighted heritage architecture, sports amenities or specialized studios) has improved considerably, seeking to rival the comfort of a corporate office.

Type of space	
Average price (per month, Canada)	
Hot desk (open-plan workstation)	CAD \$200 – \$300 (allwork.space)
Dedicated desk (assigned fixed workstation)	~CAD \$320 (allwork.space)
Private office (team)	CAD \$450 – \$2,100 (allwork.space)

Table 1. Typical coworking price ranges in Canada (based on AllWork.Space) (allwork.space).

Pricing and cost comparison

The **price of coworking in Montreal** therefore varies depending on the type of membership and the services included. Short-term options (day or half-day passes) generally range from CAD \$10 to \$50/day for a shared space (2727coworking.com) (allwork.space). For regular use, monthly memberships offer better economies of scale: an **assigned workstation** costs around CAD \$250–300/month, while a **private office** (for a small team, for example) can be negotiated from \$450 up to \$2,100 and more, depending on its size (allwork.space). By comparison, international analyses confirm that Canadian pricing is moderate. For example, in Quebec, average traditional office rent is around CAD \$40.65/sq. ft. (hardbacon.ca) (or nearly \$3,000 per month for 900 sq. ft.), making coworking much more competitive for small groups. Hardbacon illustrates this point through a real case: a team of 10 hybrid employees requiring approximately 900 sq. ft. would cost ~CAD \$36,585/year under a conventional lease (hardbacon.ca), while the coworking option (three private offices at \$419 each + occasional meeting room rentals) would cost only **~CAD \$17,000/year** (hardbacon.ca).

Model	Approximate monthly cost	Approximate annual cost
Coworking (3 private offices at \$419/month + 4h of meeting room use/week)	~CAD \$1,417 (hardbacon.ca)	~CAD \$17,000 (hardbacon.ca)
Traditional office (900 sq. ft. at \$40.65/sq. ft.)	~CAD \$3,049 (hardbacon.ca)	

style="text-align:center">CAD \$36,585 ([hardbacon.ca](#))</td></tr> </tbody> </table> <figcaption>Table 2. Example of an annual cost comparison between a coworking solution and a traditional office lease in Montreal ([hardbacon.ca](#)) ([hardbacon.ca](#)).</figcaption> </figure>

Sources: The table above is based on a Hardbacon study (May 2024) examining the case of a 10-person SME ([hardbacon.ca](#)) ([hardbacon.ca](#)). The figures show that coworking’s flexibility can generate **substantial savings** for small teams, particularly through the absence of management fees (maintenance, furniture), with these services included in the offering. This overview highlights its appeal to young businesses and freelancers: in addition to being more affordable, the more stimulating environment can lead to increased productivity (studies estimate that a coworker gets down to work more quickly and finds additional contracts through networking ([hardbacon.ca](#))).

Analysis and outlook

In this context, what are the **benefits and challenges** of coworking in Montreal for businesses and workers?

- **Flexibility and agility:** Agreements without a long-term commitment (monthly, daily) allow businesses to **reduce their risks** in the face of economic uncertainty. For example, a Canadian study notes that a conventional commercial lease lasts an average of 6.5 years ([hardbacon.ca](#)), whereas coworking removes this rigidity. As a result, businesses can instantly increase or reduce their occupied space according to their needs, as illustrated by the fact that in 2024, **WeWork gave back 60,000 sq. ft.** of its Montreal premises following its restructuring ([www.cbre.ca](#)).
- **Collaborative ecosystem:** Beyond the physical premises, coworking spaces cultivate a **social and professional network**. Users attest to this: working in a community increases business opportunities and knowledge sharing. The 2727 Coworking study emphasizes that attractive designs (large windows, carefully planned interiors) are appreciated as much as the “community spirit” that prevails there ([espaceswaverly.ca](#)). In practice, the feedback collected indicates that many coworkers justify the investment through networking (according to Hardbacon, contracts found through coworking covered the cost of rent for one freelancer ([hardbacon.ca](#))).
- **Inclusion of today’s workforce:** Providers such as IWG and WeWork are creating more connections (partnerships) to offer access to a global network of spaces ([www.cbre.ca](#)). In Montreal, the bilingual environment and the presence of incubators (Maison Notman) also attract multinationals seeking a flexible presence (Cossette and Novartis have opened satellite offices in coworking spaces ([www.cbre.ca](#))). Moreover, the offering is diversifying: specialized niches are emerging (healthcare coworking, digital fabrication spaces, etc.), anticipating new professional demands.
- **Cost vs. quality:** Overall, coworking often remains **more expensive per square metre** than a traditional office (because it includes services), but **less expensive in terms of actual use** for small teams. Montreal enjoys a competitive advantage: numerous indicators show that the price gap makes it even more economical than Toronto or Vancouver for equivalent options ([2727coworking.com](#)).

Nevertheless, coworking's expansion must contend with a high fixed-cost base (long-term leases). Industry analysis points to improved profitability through market consolidation: in 2025, approximately 54% of spaces worldwide are profitable, reflecting the industry's growing maturity ([allwork.space](#)).

- **Potential risks:** The model is not without challenges. Competitive pressure (large chains vs. small operators) can reduce margins. WeWork's bankruptcy exposes investors to operational risks when an operator overextends itself in leasing. However, Montreal appears resilient: office real estate shows a moderate vacancy rate (around 10-15% at the end of 2024, according to several market reports), leaving room for the absorption of the coworking supply. In a word, twice-weekly (hybrid) demand stabilizes usage.

Case study: WeWork's "deconsolidation" (bankruptcy in late 2023) illustrated both the vulnerability and the robustness of Montreal's coworking sector. CBRE reports that WeWork then vacated substantial spaces (place Ville-Marie), but other operators were taking advantage of the opportunity: for example, IWG took over locations by offering a partnership model. According to Nari Aznavour (a CBRE specialist), "coworking is evolving rapidly; its way of operating has always been change, flexibility and adaptability" ([www.cbre.ca](#)). Thus, despite the WeWork shock, the fundamentals remain attractive for Montreal. Another case is that of local co-operatives such as Temps Libre and Halte 24-7: through shared, non-profit governance, these organizations offer lower unit costs for members, confirming that coworking can also be a vehicle for the social and solidarity economy.

Trends and future outlook

The outlook for 2026 and beyond remains favourable. The sector's macroeconomic projections predict growing demand for flexible offices, even in a post-pandemic context. Globenewswire and AllWork note that businesses' permanent adoption of flexible spaces (from 77% to 90%, depending on the study) will continue to expand the market ([allwork.space](#)) ([allwork.space](#)). Technologically, coworking spaces will adopt increasingly innovative technologies (dynamic booking, artificial intelligence to optimize office occupancy ([allwork.space](#)), virtual reality for remote tours, etc.). On the social side, the freelance community is gradually ageing, but loyalty programs (multi-year contracts) show a high retention rate (>55% of members remain in the same space for at least 2 years ([allwork.space](#))).

In terms of the local market, Montreal benefits from favourable conditions: low interest rates (although rising), the growth of tech businesses and municipal attraction policies (e.g., tax incentives for technology) support coworking's expansion. Some experts suggest that at the current pace, Quebec will reach 900–1,000 spaces by 2027, perhaps capturing 20% of the Canadian market with only 7% of the local population. The integration of public initiatives (subsidized incubators) could further diversify the offering.

Nevertheless, observers are monitoring two major challenges: the necessary **financial sustainability** of operators (pressure to make more than a million vacant square feet profitable) and the potential emergence of **#coworking fatigue** (an overabundance of spaces in outlying areas, demand saturation). The scarcity of spaces "very close to home" in certain neighbourhoods may also limit growth.

Conclusion

To sum up, **Montreal is now positioned as a major player in coworking in North America**. Its network of shared offices is dense and diverse, benefiting from an appealing urban quality of life and relatively affordable costs (2727coworking.com). Key market indicators (Google ratings, sustained occupancy, customer satisfaction) are generally very positive. Businesses, from start-ups to large corporations, continue to favour coworking for its flexibility and collaborative dimension (www.cbre.ca) (hardbacon.ca).

Financially, the pricing structure also remains an asset for Montreal: studies confirm that monthly memberships are 20–30% lower than elsewhere in Canada (2727coworking.com), and the diversity of options accommodates every budget. At the same time, the coworking landscape is being strengthened by innovation: new services, partnerships with universities/businesses and widespread adoption of remote work (77% of companies are hybrid) ensure ongoing structural demand (2727coworking.com) (allwork.space).

Ultimately, even if not all operators manage to secure profitability in the short term, the **shared office model in Montreal** appears tailored to the economy of the future: adaptable, socially enriching and focused on responsiveness to users' needs. As the 2727 Coworking analysis emphasizes, Montreal “meets the needs of freelancers, remote workers and growing teams, offering them a range of innovative workspaces” (2727coworking.com). As the world of work evolves rapidly, this flexible and tolerant framework seems set to continue its growth beyond 2026.

References: Numerous recent studies (AllWork.Space, Mordor Intelligence, CBRE, trade press), as well as local and industry comparison analyses, were used to support this report (www.mordorintelligence.com) (www.cbre.ca) (hardbacon.ca) (2727coworking.com) (allwork.space) (allwork.space). The figures presented are drawn from reliable sources (market reports, professional articles, official statistics) and cover historical trends, the current situation and the outlook for 2026 and beyond.

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 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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