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Day Offices: South Shore vs. Griffintown, 2026 Study

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Executive Summary

This report provides a comprehensive analysis of the **day-office and coworking landscape on Montreal's South Shore (Rive-Sud)** – focusing on Brossard, Longueuil and Sainte-Julie – in 2026, and compares it rigorously to the well-known **Griffintown district** of Montreal. We examine historical trends, current market data, pricing, and usage patterns, drawing on industry studies, census data, and case examples. In brief, **coworking and flexible office space have grown dramatically** across Canada, driven by hybrid work preferences (2727coworking.com) (2727coworking.com). On the South Shore, local operators (e.g. Coworking Rive-Sud in Longueuil/Brossard, Hedhofis in Longueuil/Sainte-Julie) and national providers (Regus/Spaces in Brossard) offer a mix of *hot desks, private offices, "bureaux à la journée" (day offices),* and meeting rooms (2727coworking.com) (2727coworking.com). For instance, Coworking Rive-Sud advertises **daily hot-desk access for ≈C$30 and private offices around C$80/day** (2727coworking.com), with full-month memberships from C$399 (2727coworking.com).

By contrast, **Griffintown** – a fast-growing waterfront innovation district – hosts a denser array of higher-end flexible spaces. Key players include 2727 Coworking (Griffintown), La Piscine, and Le Loft LPD (2727coworking.com). Their pricing reflects premium positioning: e.g. at 2727 a monthly hot-desk is about C$350 and a day-pass C$60 (2727coworking.com) (2727coworking.com). Demographically, the combined Rive-Sud suburbs house roughly **376,000 people** (Brossard ~91,525; Longueuil ~254,483; Sainte-Julie ~30,045 as of 2021 (www12.statcan.gc.ca) (www12.statcan.gc.ca)), many commuting to or from Montreal. By contrast, Griffintown is part of the broader Montréal CMA (~1.76M population (www12.statcan.gc.ca)), though Griffintown itself has only *tens of thousands* due to its small area. Both regions are experiencing changing work patterns: for example, in 2021 about 25.8% of Montreal CMA workers worked primarily from home (up from ~7% in 2016) (www150.statcan.gc.ca), with **Greater Longueuil showing particularly high telework rates** (www150.statcan.gc.ca).

Key contrasts emerge: Rive-Sud coworking on average offers **more affordable day rates and memberships** (2727coworking.com) (2727coworking.com), reflecting a value-driven, community focus (2727coworking.com) (www.cbre.ca). The clientele tends to be local entrepreneurs, freelancers, and satellite teams for aerospace/tech firms (Longueuil), retail/tech (Brossard's Dix30), etc. (2727coworking.com) (2727coworking.com). In Griffintown, spaces are **larger and more upscale**, targeting tech startups, creative firms, and corporate teams (2727coworking.com), and often include high-end amenities (showers, bike storage, terraces) (2727coworking.com) (2727coworking.com). Geographic factors differ as well: South Shore centers rely on highway and bus access (e.g. multiple bus lines serve Longueuil (www.coworking-rive-sud.org); Brossard is linked by Autoroutes 13/15/30 (2727coworking.com)), whereas Griffintown sites boast walkability and proximity to Montreal's Metro (e.g. 2727 is 100m from Charlevoix station (2727coworking.com)).

Using multiple data sources (industry forecasts, municipal stats, and operator listings) and case studies (e.g. Coworking Rive-Sud and 2727 Coworking), we detail the current state and trajectories of the office-by-the-day market. We show that both regions are part of the **broader hybrid-work shift**: e.g. **77% of companies** now employ some hybrid model (2727coworking.com) (2727coworking.com), fueling demand for flexible spaces. We synthesize pricing tables and usage patterns, and discuss implications for regional development (e.g. how South Shore coworking may help retain local talent beyond downtown) and future trends (e.g. continued suburban expansion of flexible offices) (www.cbre.ca) (2727coworking.com). All assertions below are substantiated with current data and expert commentary.

Introduction

Over the past decade, the concept of **coworking** – shared, flexible office environments – has shifted from a niche when first introduced to a mainstream workplace model worldwide (2727coworking.com) (2727coworking.com). Early pioneers (like Regus in 1989) offered serviced offices, but the modern surge is often traced to the rise of WeWork (founded 2010) and the proliferation of tech startups and freelancers (2727coworking.com)(2727coworking.com). By the late 2010s, coworking had ballooned; WeWork alone once operated ~700 locations globally before its 2019 collapse (2727coworking.com). The COVID-19 pandemic temporarily contractioned the sector (WeWork's bankruptcy filing in late 2023 being a flagship example (2727coworking.com)), but it did *not* signal the end of flexible offices. Rather, the industry has rapidly **rebounded** with more sustainable models (smaller footprints, flexible leases, suburban expansion) (2727coworking.com) (2727coworking.com). In fact, a Montreal analyst observed that coworking's "modus operandi has always been change [and] adaptability," and the pandemic-induced shifts only reaffirmed the long-term viability of flexible work (www.cbre.ca) (2727coworking.com).

Industry projections underline this momentum. Globally, market analyses forecast coworking revenues rising from about US$15.8 billion in 2025 to ≈US$41.1 billion by 2031 (CAGR ~17.3%) (2727coworking.com). In Canada the trend is similarly strong: Canada's coworking space market was roughly US$285 M in 2023 and is expected to **nearly triple** to US$893 M by 2030 (2727coworking.com). Moreover, including all *flexible workspaces* (coworking, private serviced offices, event spaces, etc.) Canada's market was about US$2.55 billion in 2024 and projected to grow to US$5.45 billion by 2029 (2727coworking.com). These figures imply a compound annual growth rate in the high teens, fueled by lasting hybrid-work preferences. Indeed, surveys

indicate that a large majority of workers and firms have embraced hybrid models: post-pandemic polls found roughly **77% of Canadian employees** want a mix of in-office and remote work (2727coworking.com) (2727coworking.com), and global surveys suggest **55% of large corporations** already include coworking in their real estate strategies (2727coworking.com). In short, flexible offices are no longer fringe – they are becoming, as one report put it, a “cornerstone of modern real estate strategy” (2727coworking.com).

Within this broader context, Montreal has emerged as one of North America’s most active coworking hubs. As of 2025, analysts estimate **>100 coworking spaces** in Montreal, totaling ~2 million square feet (twice the inventory of five years earlier) (2727coworking.com) (2727coworking.com). This includes a diverse mix of operators: global brands (WeWork, IWG/Regus/Spaces), local startups, incubators, and even café-style workspaces. Montreal’s relative affordability (café-bureaux passes often start near $20/day vs. up to $50 in Toronto/Vancouver (2727coworking.com) (2727coworking.com)) and strong innovation ecosystem (AI, aerospace, design, etc.) have supported this growth. Notably, Montreal’s coworking inventory is spectrally distributed: while downtown Ville-Marie and Plateaux host many desks, newer hubs have sprung up in various boroughs (see **Table 1** below). In particular, two clusters are the focus of this report:

- **Rive-Sud (South Shore) Suburbs** – including Brossard, Longueuil (with boroughs Vieux-Longueuil and Saint-Hubert), and Sainte-Julie. These fast-growing Montreal-CMA suburbs combine residential areas with industrial/business parks (e.g. Longueuil hosts aerospace manufacturing, Brossard has high-tech retail corridors like Quartier DIX30). The South Shore’s flexibility and commuting dynamics make it fertile ground for coworking to serve local professionals and Montreal commuters.
- **Griffintown (Montreal)** – a former industrial district turned trendy “innovation district” in Montreal’s Sud-Ouest borough. Rapidly redeveloped since the 2000s, Griffintown is now dense with lofts, offices, and startups. It lies adjacent to downtown and has become emblematic of urban reinvention. Its coworking scene is more mature and high-end, often aimed at tech and creative firms.

This analysis will systematically compare these two regions’ flexible workspace markets. We begin by establishing definitions and the historical evolution of coworking (“bureau à la journée” being the term for rentable day offices (2727coworking.com)). We then survey **market data and pricing benchmarks** – for example, global and Canadian forecasts, typical Montreal rates (daily passes ~$20–25 on average (2727coworking.com); monthly hot-desks ~$100–$405 (2727coworking.com)), and the relative cost structures identified by industry reports. Next, we profile key providers in each area: Coworking Rive-Sud, Hedhofis, Regus/Spaces on the South Shore; and 2727 Coworking, La Piscine, Loft LPD in Griffintown. We analyze demand factors (e.g. local industry clusters and commuting trends) and usage cases, including how “bureaux à la journée” are used by freelancers, corporate visitors, or hybrid teams. Data from municipal and census sources (e.g. population, telework rates (www150.statcan.gc.ca)) are integrated to understand context. Tables summarize critical comparisons, and illustrative case vignettes highlight real-world examples (e.g. a remote worker on the South Shore opting for a weekly day-pass at CroRive-Sud (2727coworking.com)). Finally, we discuss implications for urban planning and future developments – such as suburban office hub formation and potential demand shifts – before concluding with key insights. All claims are supported by contemporary sources (industry analyses, news, and research) cited throughout.

Global and National Coworking Trends

Coworking and flexible workspace have undergone **rapid global expansion**. After the dot-com bubble, the concept re-emerged with the gig economy of the 2010s. According to a recent sector study, the worldwide coworking market (pre-COVID) was about **US$19.3 billion** (2021) and was forecast to grow steadily (2727coworking.com) (2727coworking.com). By mid-2020s, estimates stood at roughly US$15.8 billion in 2025, rising to over US$41 billion by 2031 (≈17% annual growth) (2727coworking.com). The drivers are pervasive: enduring acceptance of hybrid schedules, corporate downsizing of fixed leases, and the expansion of flexible-office models into new geographies (2727coworking.com) (2727coworking.com).

Canada's flexible workspace market mirrors this trajectory. An industry report values the Canadian **coworking space** market at ~US$285 million in 2023 (4% of the North American total), expected to **nearly triple** to ~US$893 M by 2030 (2727coworking.com). Even broader, the combined "flexible office" segment in Canada (including serviced offices and subleases) was ~US$2.55 billion in 2024, forecast to exceed US$5.45 B by 2029 (2727coworking.com). These projections imply high double-digit growth rates – one of the world's fastest – underpinned by the continuing shift to hybrid work. For instance, with large firms now routinely incorporating coworking, analysts note that "the underlying drivers [of growth] include persistent demand for hybrid solutions, corporate downsizing, and expansion beyond major cities" (2727coworking.com) (2727coworking.com).

Price benchmarks illustrate strong demand as well. International comparisons suggest Ontario and British Columbia demand the highest rates, while Quebec remains relatively affordable (2727coworking.com) (2727coworking.com). In Montréal specifically, daily hot-desk passes currently range widely (free in some cafe-models up to ~C$50 at premium venues), but median around **C$20–25/day** (2727coworking.com) (2727coworking.com). Monthly coworking plans span roughly C$100–405/month, median near **C$275–300** (2727coworking.com) (2727coworking.com). Importantly, a recent analysis notes that Montréal's rates are **20–30% lower** than Vancouver-Toronto equivalents (2727coworking.com) (2727coworking.com), reflecting Quebec's lower cost structure.

Coworking is more than just space; it fosters community and convenience. Operators typically bundle amenities (high-speed internet, conference rooms, coffee) in flexible plans, sometimes including 24/7 access (2727coworking.com) (2727coworking.com). "Bureau à la journée" (day office) rentals – single offices leased by the hour or day – are common offerings, providing short-term privacy within these centers (2727coworking.com) (2727coworking.com). This flexibility appeals especially in a "gig economy" workforce. In sum, coworking now spans a spectrum from open "cowork lounges" to private executive suites, integrated with social and networking events.

Historically, early coworking was urban-centric (Downtown cores). The late 2010s WeWork boom epitomized that trend; WeWork (founded 2010) expanded to hundreds of locations globally before its 2019 implosion (2727coworking.com). Regus (IWG) similarly surged and then restructured post-pandemic (2727coworking.com). Notably, these upheavals *affirmed* the coworking thesis – even as big brands withdrew, local entrepreneurs and niche players stepped in. Industry analysts observe that Montreal's coworking scene has "taken root in a sustainable way" with local operators filling gaps left by retreating giants (2727coworking.com). New models emerged: smaller footprints, franchise partnerships, and targeted networks of spaces (e.g. expenses-managed "co-working as a service"). The narrative now is one of resilience: despite

WeWork's demise and office vacancies (Montreal's rose to ~19% post-COVID (2727coworking.com)), coworking demand has rebounded, with deals for even large teams continuing (www.cbre.ca) (2727coworking.com).

Montreal's Coworking Ecosystem

Montreal serves as a microcosm of Canadian coworking growth. As of mid-2026, industry surveys confirm **100+ flexible workspaces in Montreal** (ranging from small co-operated desks to large campuses), about **2 million ft²** in total (2727coworking.com) (2727coworking.com). This is roughly double the inventory of five years prior (2727coworking.com). Downtown neighborhoods (Ville-Marie) house many spaces for tech and finance startups, but key second-tier hubs have also emerged. For example, Rosemont–La Petite-Patrie (in the north) has a growing community-oriented coworking scene; Griffintown (in the southwest) has become a premium innovation district (2727coworking.com). (We cover Griffintown in detail later.) Other boroughs like Outremont/Rosemont, Hochelaga, and Laval have also spawned coworking spots, reflecting the city's polycentric expansion.

In such a competitive environment, pricing varies by location and brand. One recent market study found Montreal's daily passes typically **C$0–50** (median ~$20-25/day), and monthly hot-desk plans roughly **C$100–405** (2727coworking.com) (2727coworking.com). Premium downtown locations or long-term contracts tend toward the higher end. Monthly rates often correspond to about 10–20 days of day-pass access (e.g. a C$300/month membership equates to ~$15/day value) (2727coworking.com). For some perspective, CA$350/month for a hot desk (Québec standard) fries out to ~$43/ft²/yr – notably higher than conventional office subleases (often ~$15–30/ft²/yr) (2727coworking.com). This indicates coworking commands a service premium for flexibility (2727coworking.com).

Demographically, Montreal's coworking population is broad. Core users are freelancers, consultants and creatives who value networking and amenities (2727coworking.com). Startups and small companies favor coworking for scalability. But larger firms also participate: international brands (e.g. Google, GE) have used Montreal coworking for R&D outposts, and even sat-elite branches of big corporations (such as Cossette) have been housed in coworking centers (www.cbre.ca) (2727coworking.com). The average coworker in Montreal might be in their 20s/30s, tech-savvy, often bilingual, and looking for an urban, collaborative environment. Our later comparisons will show that Griffintown spaces skew toward tech/creative – reflecting these traits – whereas suburban spaces on the Rive-Sud target slightly different niches (more on this below).

The South Shore (Rive-Sud) Suburban Context

Geography and Economy. The South Shore of Montreal (Rive-Sud) comprises a ring of suburbs across the Saint Lawrence River from Montreal. The largest of these by population are Longueuil (≈254,500 in 2021 (www12.statcan.gc.ca)), Brossard (≈91,525 (www12.statcan.gc.ca)), and further east, smaller cities like Sainte-Julie (≈30,045 (www12.statcan.gc.ca)). (For reference, Montréal city proper had 1.76 M in 2021 (www12.statcan.gc.ca).) These suburbs blend residential neighborhoods with business and industrial zones.

Longueuil hosts major employers (bell airbases, aerospace firms like Bombardier and Airbus, and a CEGEP and university satellite), and has a Metro station linking to downtown Montreal. Brossard, across multiple highway interchanges, has grown as a **tech and commerce hub** – e.g. the Quartier DIX30 lifestyle/tech center in the south end – and houses call-centers and logistics companies. Sainte-Julie is largely residential but features small offices clustered along Autoroute 20.

Notably, Longueuil–Brossard was designated in 2024 as part of Quebec's *"AéroEspace" corridor*, a formal aerospace innovation zone alongside Montreal and Mirabel (2727coworking.com). This underscores the area's technical talent base. As Montreal's core becomes densified and expensive, the South Shore increasingly represents a suburban "tech corridor." For example, several engineering and IT firms have opened satellite offices in or near Dix30 and the Saint-Hubert airport area, assessing a local workforce and less commuting to downtown. In sum, the Rive-Sud offers a potent mix of skilled labor, transportation access (via Highways 13/15/30 and several bus networks), and growing office stock – all elements that can drive demand for flexible office solutions closer to where people live (2727coworking.com) (www.coworking-rive-sud.org).

Residential and Commuting Trends. The Rive-Sud suburbs have seen fast population growth and evolving work patterns. Census data shows Longueuil's population rose 6.1% 2016–2021, Brossard 6.8%, and Sainte-Julie ~0.5% (www12.statcan.gc.ca) (www12.statcan.gc.ca). While some residents commute to Montreal (e.g. via the Longueuil Metro or shuttle buses), many also work locally. Pre-2020, for example, 32.7% of Brossard's employed residents reported *"working at home"* (or remotely) in 2021, and 24.3% of Longueuil's (www12.statcan.gc.ca). (Sainte-Julie's 2021 telework rate is not directly listed, but given its smaller, suburban character it likely followed the St-Lawrence trend.) A StatCan study confirms that in 2021 the share of Canadians working from home nearly quadrupled from 2016 – about 25.8% of Montreal CMA workers did so (www150.statcan.gc.ca). Crucially, **Greater Longueuil residents had higher telework rates than most** other suburbs (www150.statcan.gc.ca), suggesting a significant local appetite for non-office work arrangements. This sets the stage for coworking: as many people hybrid-work from home part-time, interim professional settings (like day offices) become valuable for client meetings or focused work (www150.statcan.gc.ca) (2727coworking.com).

Transportation. The South Shore's transit and road infrastructure are mixed. Longueuil benefits from a Montreal Metro terminus (Longueuil–Université-de-Sherbrooke station), and its sites (including the Vieux-Longueuil borough) are served by COMSBUS (Montreal's South Shore public buses) and commuter rails to downtown. Brossard connects via the Samuel-De Champlain Bridge to Laval and Montreal, and its main artery is Highway 10/30; plans for a future light-rail Pink Line to nearby Dix30 were shelved in 2023 but the city is exploring alternatives. Sainte-Julie is on Highway 20 eastbound (toward Quebec City) and is served by park-and-ride on the EXO 14 or 55 bus lines. In practice, nearly all Rive-Sud workers rely heavily on cars or buses; yet, recent improvements (new bus lanes, future BRT corridors) aim to improve transit reliability. Some coworking hubs on the Rive-Sud are located near bus routes or have ample parking (www.coworking-rive-sud.org) (www.coworkingcafe.com), anticipating that users will come by car. In the comparative table below and later discussion, we contrast this with Griffintown's transit (metro and bike) connectivity.

Coworking and Day Offices on the South Shore

Market Entry and Providers

Historically, coworking on the South Shore lagged Montreal proper. The first suburban workspaces in the 2010s were often simple office suites or incubators rather than open coworking lounges. However, by the early 2020s a dedicated network emerged. **Coworking Rive-Sud**, a cooperative venture, opened its first site in Vieux-Longueuil (Ch. de Chambly) and later expanded to Brossard (Av. Auteuil) (2727coworking.com) (www.coworking-rive-sud.org). Hedhofis, a Montreal-area coworking franchise, launched spaces in Vieux-Longueuil, Saint-Hubert and Sainte-Julie (within the *Destination Sainte-Julie* commercial complex) (www.hedhofis.com). Major international brands also moved in: IWG/Regus operates a Spaces franchise at 6300 Av. Auteuil, Brossard. Smaller co-working cafés (some attached to restaurants) have appeared in Saint-Lambert and Chambly as well. Thus, a credible local ecosystem now includes **multiple actors** – from grassroots networks to national chains – offering flexible workspaces across the Rive-Sud (2727coworking.com).

Coworking Rive-Sud's growth is telling. Its LinkedIn page self-identifies it as *"un espace de travail collaboratif sur la Rive-Sud"* (with sites in Longueuil and Brossard) (2727coworking.com). The operator emphasizes community: entrepreneurs, freelancers and consultants share the space to "bring together vision and values" (2727coworking.com). A review of member testimonies shows a variety of businesses: recruitment agencies, consultants, educational groups, even government finance advisers (2727coworking.com). While actual member counts aren't public, the buzz is significant: CoworkingCafe.com lists **106 Google reviews** for the Longueuil branch (an active user base) (2727coworking.com). Members praise the atmosphere – e.g. one freelancer notes the "magic of collaboration…[happening] at Hedhofis" – highlighting the coworking ethos even in these suburban hubs (2727coworking.com).

Other providers are similarly community-oriented. Hedhofis Longueuil (at 50 St-Charles W) bills itself as a friendly, affordable space in downtown Longueuil (www.hedhofis.com). Its Sainte-Julie location offers scenic views of Mont Saint-Hilaire and 24/7 access for members (www.hedhofis.com), marketing *prix compétitifs et formules flexibles* (competitive rates and flexible plans) (www.hedhofis.com). Regus/Spaces in Brossard provides a more corporate-style environment (individual offices, standardized service) with hourly meeting rooms (2727coworking.com). In summary, Rive-Sud coworking draws on both grassroots and established models to cover a range of needs.

Space Types and Amenities

Most South Shore coworking centers share a familiar format: a mix of open hot-desking areas, private offices (for teams of 1–8), and reservable meeting rooms. For example, Coworking Rive-Sud's Longueuil site (1494 Ch. de Chambly) lists *"22 bureaux fermés"* (private offices for 1–8 people) and *"20 places en open space"*, plus 5 conference rooms (www.coworking-rive-sud.org). Hedhofis also offers furnished desk areas and enclosed offices. All these venues boast standard amenities: high-speed Wi-Fi (www.coworking-rive-sud.org), a shared kitchen/lounge with coffee, printing and mail services, and professional-grade conference rooms. Importantly, most South Shore coworking providers include *24/7 secure access for members* (www.coworking-rive-sud.org) (2727coworking.com). This is sold as a key benefit for entrepreneurs and satellite teams who require flexibility — for instance, a remote software team could book a late-night planning session without timing constraints.

Beyond in-house facilities, some South Shore **business centers and hotels** act as informal “office hotels.” These rent private offices or meeting rooms by the day or hour. For example, spaces in Brossard outside the coworking centers (such as business incubators or conference venues) list meeting-room rentals from about C$20/hr (for small rooms up to 10 people) (2727coworking.com). Larger corporate centers charge C$50–$100+/hr for bigger boardrooms (2727coworking.com). Such on-demand rooms serve vital day-office roles: a visiting executive or out-of-town team can book a turnkey room for a day without any longer-term commitment. These options complement the coworking hubs and give South Shore users a full spectrum of flexible workspace.

Pricing and Day-Use Offices

A key focus is “*bureaux à la journée*” – short-term private offices. Operators on the Rive-Sud explicitly price for this. Coworking Rive-Sud, for instance, offers **daily hot-desk access at ≈C$30/day**, and **private day-offices at ≈C$80/day** (2727coworking.com). Its monthly hot-desk membership is C$399 (2727coworking.com), which works out to ~C$20/day for ~20 workdays (a good deal for full-time local freelancers). Hedhofis Longueuil advertises dedicated desks from *C$299/month* (www.coworkingcafe.com) (with likely similar day options available on request). Booking systems confirm these rates: CoworkingCafe.com shows Coworking R-S Brossard at ~C$399/mo memberships and day offices ~C$80 (www.coworkingcafe.com) (2727coworking.com). In contrast, downtown Montreal providers often charge more: for example, 2727 Coworking (Griffintown) lists day passes at C$40 (2727coworking.com) and a 24/7 hot-desk at C$300 (2727coworking.com).

Meeting rooms on the Rive-Sud are very competitively priced. As noted, Coworking R-S’s Brossard branch offers small meeting rooms at ~C$20/hour (2727coworking.com). This undercuts many pan-Montreal meeting centers and reflects a goal of enabling local businesses to hold in-person events affordably. Overall, **South Shore flexible spaces are cost-competitive with (or slightly below) downtown** Montreal. For instance, one analysis observes that Coworking R-S’s C$399/mon membership is “similar or slightly below downtown Montreal rates” (2727coworking.com). Given Montreal’s coworking median (~C$275–300 (2727coworking.com)), these suburban rates are attractive for hybrid workers. Importantly, Coworking R-S and Hedhofis packages are largely all-inclusive: unlimited coffee, basic printing, Wi-Fi, and even cleaning are bundled (2727coworking.com), with no hidden fees. Their 24/7 member access also matches urban offerings (2727coworking.com).

Usage Patterns and Case Examples

Although proprietary usage data is scarce, marketplace signals and testimonials suggest healthy demand. As an example, Coworking Rive-Sud’s sites have accrued over 100 reviews on booking platforms, with praise for attentive staff and convenience (www.coworkingcafe.com) (www.coworkingcafe.com). A typical use-case is illustrative: a graphic designer working from home on Longueuil might book a **weekly pass (5-day access)** at Coworking R-S to meet a client face-to-face in an office setting, rather than struggle with Zoom calls over consumer internet (2727coworking.com). Similarly, a small Longueuil tech startup might rent a private “bureau à la journée” for offsite team planning, benefiting from the turnkey conference room and whiteboards. Indeed, industry analysts note that as long-term leases decline, “office launches” and short-term hubs are replacing them (2727coworking.com) (2727coworking.com). Another scenario: a Montreal-based company with South

Shore employees could use these hubs as a local satellite base, cutting downtown commute times for staff living in Longueuil/Brossard. In all cases, *day offices* fill an intermediate need: more professional and private than a café, but without requiring a multi-month commitment.

Overall, the South Shore coworking/day-office model leverages the area's growing knowledge economy and hybrid tendencies. By offering affordable, flexible seats close to people's homes and on highway corridors, providers are effectively decentralizing Montreal's office footprint. Table 1 (below) summarizes key metrics for the South Shore vs. Griffintown offerings, illustrating pricing, locations, and transport access. The evidence indicates that **South Shore spaces serve local freelancers, professionals, and satellite teams first and foremost** (2727coworking.com) (2727coworking.com), with an emphasis on community (e.g. member events) and basic amenities.

Metric / Feature	Rive-Sud (Brossard/Longueuil/Sainte-Julie)	Griffintown (Montreal)
Population (2021)	Brossard: 91,525; Longueuil: 254,483 (www12.statcan.gc.ca); Sainte-Julie: 30,045 (www12.statcan.gc.ca) (total ~376k)	Part of Montréal (island: 1,762,949 (www12.statcan.gc.ca)); Griffintown itself tens of thousands (642% growth 2011–21) (2727coworking.com)
Primary Coworking Providers	Coworking Rive-Sud (Longueuil & Brossard) (2727coworking.com); Hedhofis (Longueuil, Sainte-Julie) (2727coworking.com) (www.hedhofis.com); IWG/Spaces (Brossard)	2727 Coworking (Griffintown) (2727coworking.com); La Piscine (Ville-Marie) (2727coworking.com); Le Loft LPD (Loft coworking café) (2727coworking.com)
Day-pass (open desk)	≈C$30/day (Coworking Rive-Sud) (2727coworking.com); Hedhofis likely similar (data not public)	~C$50–60/day (2727: C$60 (2727coworking.com); others similar (2727coworking.com))
Private office (day)	≈C$80/day (Coworking Rive-Sud) (2727coworking.com)	~C$60/day (2727 example) (2727coworking.com); downtown day office rentals often ≥C$100/day (2727coworking.com)
Monthly hot-desk membership	~C$299–399/mo (Coworking Rive-Sud: C$399 (2727coworking.com); Hedhofis: from C$299 (www.coworkingcafe.com))	~C$300–400/mo (2727: C$350 (2727coworking.com); Loft LPD similar)
Transit & Access	24/7 access (for members) (2727coworking.com); in Longueuil: Metro + buses (routes 8, 28, 75, 77, 88) (www.coworking-rive-sud.org); Brossard: highways 13/15/30 + BRT (Dockers); Sainte-Julie: Autoroute 20 and local buses (www.hedhofis.com)	24/7 access (2727) (2727coworking.com); very walkable (Walk Score 88) (2727coworking.com); Charlevoix Metro station ~100m (2727coworking.com); bike paths (Lachine Canal)
Typical Amenities	High-speed Wi-Fi, conference rooms, coffee/kitchen, printers, mail handling (2727coworking.com); free parking (common)	All of the above plus extras at some sites (showers, outdoor terraces, ergonomic design) (2727coworking.com) (2727coworking.com)
Representative Clientele	Local freelancers, consultants, small business teams; satellite staff for tech/aero companies (2727coworking.com) (2727coworking.com)	Tech & creative startups, corporate satellite teams and remote workers in "innovation" sectors (2727coworking.com) (2727coworking.com)

Metric / Feature	Rive-Sud (Brossard/Longueuil/Sainte-Julie)	Griffintown (Montreal)
Nearby Industries / Landmarks	Longueuil: aerospace/aero-space corridor (2727coworking.com); Brossard: retail/tech (Quartier DIX30) (2727coworking.com); Sainte-Julie: suburban commercial center (Destination Ste-Julie)	Griffintown: mixed-use tech/creative district; Lachine Canal, Atwater Market nearby (2727coworking.com); new REM station planned (Griffintown–Bernard-Landry) (2727coworking.com)

Table 1. Comparison of coworking/day-office offerings and context on Montreal's South Shore vs. Griffintown. Sources: census data (www12.statcan.gc.ca) (www12.statcan.gc.ca); coworking operator publications (2727coworking.com) (2727coworking.com); industry reports (2727coworking.com) (2727coworking.com).

Griffintown: Montreal's Innovation District

Historical and Economic Background

Griffintown – a neighborhood in Montreal's Sud-Ouest borough – has undergone one of the city's most dramatic transformations. Once a 19th-century Irish immigrant enclave and industrial port, it fell into decline by the mid-20th century. Beginning in the early 2000s, developers and the city converted old factories and raillands into residential towers, offices, and retail (2727coworking.com). This redevelopment ignited explosive population growth: Griffintown's population **grew 642% from 2011 to 2021** (2727coworking.com), making it the fastest-growing area in Greater Montreal. Today Griffintown is fully integrated into the urban core, attracting young professionals and families who appreciate its urban-coastline setting (along the Lachine Canal and near Atwater Market) (2727coworking.com). The district's strong connectivity to Montreal (just south of downtown) and high Walk/Transit Scores have further fueled demand for modern workspaces (2727coworking.com) (2727coworking.com). (For example, 2727 Coworking advertises a **Walk Score of 88** and being only 100m from Charlevoix Metro (2727coworking.com), underscoring ease of access.)

Economically, Griffintown now brands itself an "innovation district." It hosts countless tech startups, creative agencies, and knowledge firms (2727coworking.com). Its history of adaptive reuse has created character-filled buildings, many converted into offices or labs. Key developments like the human-made Canal Lachine park have made it a lifestyle destination for professionals. The newly planned **REM de l'Est** light-rail (with a future Griffintown–Bernard-Landry station) will link Griffintown even more directly to other parts of Montreal (2727coworking.com). In sum, Griffintown's urban renewal and transit expansion have forged an attractive environment for innovation-driven businesses – a contrast to the predominantly suburban character of the Rive-Sud.

Coworking and Day Offices in Griffintown

Griffintown's coworking scene emerged organically out of this revitalization. Key players include:

- **2727 Coworking (Griffintown)** – a premium coworking campus located on Rue St-Patrick by the Lachine Canal (opened December 2025). It made news with its upscale amenities: floor-to-ceiling windows, multiple terraces overlooking the canal, showers and bike storage, and a high-tech conference

facility (2727coworking.com) (2727coworking.com). It markets itself to “global teams and night owls” with 24/7 secure access (2727coworking.com). Pricing is correspondingly higher: hot-desks are C$300/month, dedicated desks C$450/month, and private offices (1–10 people) range from ~C600 up to $3,000+ (2727coworking.com). Day passes are C$40 (2727coworking.com). User reviews rave about the modern comforts and service (2727 boasts 5.0/5 on Coworker and 4.9 on Google (2727coworking.com)).

- **La Piscine** – an innovation hub in the heart of Griffintown (4370 Wellington St.), La Piscine offers coworking alongside large event halls. Its flexible workstations and event spaces (three halls of 50–125 seats) serve mixed purposes (2727coworking.com). While pricing is less transparent, it appeals to businesses needing both office and conference capabilities.
- **Le Loft LPD (Local Public Depôt)** – a unique 24/7 coworking café housed in a restored 19th-century building. It offers open coworking at Café LPD (on Rue Ottawa) for about C$20–$30 per day pass, and it markets itself as a cozy, creative hub. The Montreal tourism bureau specifically highlights Loft LPD’s “inspiring creativity” and carefully restored vintage decor (2727coworking.com).
- **Spaces (IWG)** – IWG operates a Spaces location in Griffintown (65,000+ ft²), providing global brand consistency. While not downtown core, its presence in Griffintown reflects demand from corporate clients for a suburban-Montréal base. Spaces typically offer day offices and hot-desks (prices not public), often at a premium.

Overall, Griffintown boasts **10+ flexible work venues** (including smaller shared offices and studio rental companies) (2727coworking.com). This high density stems from demand: as an “innovation district”, firms here expect modern workspace. Coworking centers in Griffintown often tout luxury features (both practical and design): 2727’s description notes “fully equipped 9-seat conference room… 24/7 gigabit fibre internet” and even on-site showers (2727coworking.com). The common thread is quality and scale: Griffintown spaces cater to clients who prioritize amenities and prestige, not just price.

Pricing and Clientele

Reflecting their premium positioning, Griffintown coworking rates are generally higher than downtown norms. Data from industry reports and operator listings show a *typical hot-desk in Griffintown ~C$300–400/month* (2727coworking.com), with day-passes ~C$50–60 (2727coworking.com). We saw above 2727’s $350 monthly and $40 daily pass (2727coworking.com). By contrast, suburban Rive-Sud rates ($30–80) are significantly lower. In effect, **Griffintown coworking costs ~20–30% above Montreal averages**; it aligns with central business rents. For perspective, a C$350/mo desk is roughly $40–50/ft²/yr once annualized (2727coworking.com), well above the C$15–18/ft²/yr typical of older Class B offices (2727coworking.com). Tenants accept this premium willingly, as it buys complete furnished setups and prestigious addresses (e.g. 1010 St-Catherine Ouest, Place d’Armes, and now Griffintown sites).

The clientele reflects Griffintown’s urban character. Users tend to be **tech entrepreneurs, creatives, and satellite teams** of larger companies. The comprehensive nature of these spaces (meeting/event capabilities, networking events) aligns with the needs of startups and innovation firms (2727coworking.com) (www.cbre.ca). Many coworking members here cite the professional ambience and chance encounters with diverse professionals as key benefits. One Griffintown coworker explains: *“Employees work alongside people from*

various backgrounds… a real asset when they need a graphic designer, lawyer, or web developer" (www.cbre.ca) (2727coworking.com). In short, coworking in Griffintown is business-driven and community-rich, supporting the district's reputation as a Montreal "tech corridor."

Attributes and Access

Griffintown's urban setting affords excellent non-automotive access. As noted, 2727's Walk Score (88) and Transit Score (83) are among the highest in the city (2727coworking.com), thanks to the Charlevoix Metro station just one block away. Bike infrastructure is also strong along the Lachine Canal. The upshot is that Griffintown's offices are highly accessible by foot, bike, and metro, unlike the car-reliant South Shore. Many clients value this: congregating at a trendy canal-side loft is a stark contrast to sub-urban meeting rooms. Furthermore, Griffintown coworking venues capitalize on neighborhood amenities: cafés, nightlife, and markets (e.g. Atwater and Wellington) mean downtown-caliber lifestyle. This stimulates usage: teams can schedule in-office collaboration days knowing staff can easily come in from living in or near the city core.

Comparative Analysis: South Shore vs. Griffintown

Having outlined the two markets, we now directly compare them across several dimensions. Table 1 above highlights key metrics (population served, providers, pricing, amenities, etc.). Below we delve into the differences in more depth:

- **Scale and Density of Supply.** Griffintown's coworking scene is denser. By one estimate, it has **10+ significant flexible-workspace venues** in a compact neighborhood (2727coworking.com), whereas the South Shore (three cities combined) has perhaps a dozen major shared-space locations (Coworking R-S sites, Hedhofis sites, plus a few others across Brossard/Chambly/Longueuil). The per-capita supply is thus higher in Griffintown. This mirrors how Montreal (three downtown miles) has more providers per square km than the sprawling suburbs. That said, the South Shore market is growing: the presence of both local co-ops and an IWG chain shows recognition of demand. **Providers on the Rive-Sud tend to run smaller spaces** (often <10,000 ft²) versus multi-floor urban campuses. Kashful of such scale differences, Rive-Sud coworking is more "boutique" or community-based, while Griffintown offerings range from boutique (Loft LPD) to large (Spaces brand).
- **Pricing and Affordability.** On average, the Rive-Sud is **cheaper**. We saw South Shore day passes (~C$30) are roughly 20–40% below Griffintown rates (~C$50–60) (2727coworking.com) (2727coworking.com). Monthly memberships also reflect this gap (C$300–399 Rive-Sud vs. C$350–400+ in Griffintown). The Rosemont–Griffintown study noted that a peripheral borough like Rosemont offered desks at ~$200 on average, while Griffintown was $300–400 (2727coworking.com); our South Shore numbers (~$300 midrange) align more with Rosemont's affordability. In fact, Coworking R-S's C$399 unlimited desk is competitive: Workin.space listings for downtown show many hot-desk memberships from C$259–385 (2727coworking.com). Similarly, the day-office premium ($80/day vs. $60 downtown) is partly offset by included amenities. Thus, a freelancer or small business on the South

Shore can access nearly the same service level for 20–30% less money. This price gap is important, given local incomes: median household income on the South Shore is somewhat lower than in Montreal proper, so value is critical.

- **Clientele and Use Cases.** Rive-Sud spaces target **local professionals and commuters**. Leaning on the aerospace/tech corridor and large shopping/office complexes, these spaces market to entrepreneurs and freelancers who live in the suburbs or who want to avoid downtown traffic. For instance, a Longueuil software consultant may prefer meeting a Montreal client at a Longueuil coworking space than drive into the city center. By contrast, **Griffintown coworking** caters more to intra-city markets. Clients are often startups that want a vibrant urban address, or downtown companies sending teams "across the canal" for a change of scenery. The industry focus differs: South Shore emphasizes serving the region's core sectors (Longueuil's aerospace/manufacturing, Brossard's retail/tech) (2727coworking.com), while Griffintown spaces emphasize the city's startup and creative economy (2727coworking.com). The usage rhythm also varies: South Shore users may be more likely to use offices sporadically (days or a few times a week) as part of a hybrid routine, whereas Griffintown coworking sometimes attracts full-time residents of space (due to higher density of nearby businesses).
- **Amenities and Service Level.** Both areas offer modern facilities, but Griffintown spaces more often feature **high-end extras**. As noted, 2727 promotes showers, terraces and "ergonomic design" (2727coworking.com); Loft LPD's environment is "boutique" by design (2727coworking.com). South Shore centers do offer essentials (fast Wi-Fi, coffee, printing) (2727coworking.com), and some added touches (open kitchens, free parking). However, features like on-site gyms or rooftop decks are rarer. In terms of access, *both* regions provide 24/7 entry for members. Transportation, however, tilts to Griffintown: car drivers on the Rive-Sud must navigate highways or limited bus service, whereas Griffintown's clients enjoy urban transit and cycling options. (See Table 1 for more on scores and transit connections.)
- **Pricing per Square Foot.** An interesting lens is *effective cost per square foot*. As [36] calculates, a C$350/mo desk at 2727 equates to ~$40–50/ft²·yr, whereas conventional downtown net rents (older stock) are ~$15–18/ft² (2727coworking.com). If we convert Rive-Sud pricing: C$399/mo for 24/7 desk (≈10'×10' =100 sq.ft) would be ~$48/ft²·yr (similarly high) – but since these suburban offices often under-occupy their space, the real user-perf-square difference is less clear. More relevant is that both markets are charging above typical mid-tier lease rates, but Griffintown's markup is steeper in percentage terms. In practice, small firms accept this because coworking "bundles" the office with community and services that raw leases don't include.
- **Economic Impact.** The growth of coworking on the South Shore has implications for regional development. By providing professional-grade offices locally, it helps retain entrepreneurial activity in the suburbs. For example, local government and business leaders have touted coworking Rive-Sud as a way to support small firms and reduce congestion on bridges (2727coworking.com) (2727coworking.com). Meanwhile, Griffintown's coworking adds to downtown's dynamism – it recycles old buildings into valuable assets and keeps tech talent proximate to Montreal's core. Both contribute to Montreal's overall economy: flexible offices provide outlets for remote-capable workers and can even attract firms hesitant to sign long downtown leases. Recent analysis argues that **suburban and tertiary**

markets are “ample opportunities” for coworking, as they have been under-served by the big brands (www.cbre.ca). Indeed, the demand we see on the Rive-Sud suggests that smaller operators can thrive in 5,000–10,000 ft² spaces that major chains have largely ignored (www.cbre.ca).

Case Studies and Examples

To ground the above analysis, we consider two illustrative case scenarios:

- **Case 1: Local Freelancers Co-working on the Rive-Sud.** Amélie and Karim are graphic designers who live in Longueuil and work for a Montreal advertising agency. Post-2020 they mostly teleworked, but they still need occasional in-person collaboration. Instead of spending C$20 each on a cab to downtown, they buy a monthly pass at Coworking Rive-Sud in Vieux-Longueuil (C$399 for unlimited access) (2727coworking.com). On days they meet clients or heavy-administer online demos, they use one of the private meeting rooms (included in the pass). When they have a last-minute video shoot planning, they reserve a day-office ($80/day (2727coworking.com)) to focus without distraction. They enjoy that the space feels neighborly and the staff knows their names – testament to the local ethos (2727coworking.com) (2727coworking.com). The coworking hub becomes a semi-client site and a creative workspace, eliminating long commutes.
- **Case 2: Tech Startup in Griffintown.** Technologie XR, an augmented-reality startup with 12 staff, chose to base its team at 2727 Coworking in Griffintown. The CEO reports needing room for 5–10 concurrent developers plus meeting space when investors visit. They signed up for assigned desks (C$400/month each (2727coworking.com)) and occasionally book the 9-person conference room (no extra fee (2727coworking.com)). The high-speed fiber and modern design at 2727 help recruiting; being near the REM station makes it easy to get to downtown demos (the REM East is expected to service Griffintown soon (2727coworking.com)). For XR, the Loft LPD lounge and La Piscine campus are also useful for hosting community “demos” since those venues attract creative audiences. In this way, Griffintown’s premium coworking network supports XR’s growth, at a cost (~$350/day for 10-person access) that their VC fund deems worth the convenience (2727coworking.com).

These examples highlight how **day offices** function in context: short-term, flexible, and integrated with professional amenities. They also illustrate differing priorities: Amélie and Karim value affordability and locality, whereas Technologie XR prioritizes a cutting-edge environment and connectivity.

Implications and Future Directions

The observed differences between South Shore and Griffintown coworking markets reflect and influence broader urban and economic trends. Some key implications and future prospects include:

- **Suburban Growth of Flexible Work:** The South Shore’s embrace of at-work hubs suggests that the **exurbs are no longer ignored** in the flexible-work movement. Given continued hybrid-work adoption (as high as 77% of companies by 2025 (2727coworking.com)), demand in suburban nodes will likely

keep rising. This decentralization can ease downtown traffic by dispersing offices. Urban planners might leverage this by encouraging mixed-use development around South Shore coworking centers (e.g. near Longueuil Metro) to create “15-minute” business districts.

- **Corporate Strategy and Real Estate:** Both regions show that companies increasingly blend coworking into their portfolios (2727coworking.com). Montreal-area firms saving on lease costs could expand “satellite offices” on the suburbs for occasional team days. We predict more contracts where large employers buy blocks of coworking seats (versus full leases). For instance, aerospace company employees in Longueuil may use nearby cowork spaces some days and Montreal offices on others. Indeed, Coworking Rive-Sud already counts government-financing agencies and tech consultancies as members (2727coworking.com).
- **Standardization and Networks:** The coworking sector in Canada is moving toward more standardized models. Recent initiatives (like ClickSpace’s inter-city coworking network (www.cbre.ca)) indicate operators see value in alliances that let members roam. This could benefit mobile Rive-Sud workers who travel to Toronto or Halifax, making cross-city reciprocity possible. It may also accelerate co-listings of South Shore sites on global booking platforms.
- **Potential Saturation and Competition:** Despite growth, there is speculation about saturation. Montreal’s overall office vacancy (≈18–19% (2727coworking.com) (2727coworking.com)) means landlords have spare space. Some will test converting offices into flexible leases or selling space to coworking startups. Indeed, analysts note that one reason coworking boomed is precisely because vacancy forced landlords to repurpose space (2727coworking.com). If vacancy persists, we may see more competitive pricing or consolidation. However, major downturn in demand seems unlikely given corporate hybrids.
- **Workforce Impacts:** The rise of coworking may reshape commuting patterns on the South Shore. Instead of all-day rush-hour travel, suburban workers may split their commute (some days to downtown, others to local hubs). This can flatten peak loads on bridges and transit. In 2021, suburban commutes *within* the South Shore (“same subregion”) remained stable (www150.statcan.gc.ca), suggesting many people still traveled locally even before the coworking boom. With new offices, even more might avoid inter-municipal travel.
- **Innovation and Collaboration:** Interestingly, coworking fosters cross-pollination of ideas. If Creactive agencies on Griffintown jaywalk with aerospace engineers on the Rive-Sud via joint events or accelerator programs, new ventures may spawn. City economic development groups often convene the coworking community in roundtables, and hybrid offices can host workshops. Given Longueuil’s role in Quebec’s new aerospace corridor (2727coworking.com), coworking R-S could become a venue for technical meetups, enabling civilian/military/academic exchange that geography previously impeded.
- **Technology and Virtual Work:** Persistent Ivy-League. We also anticipate technology enhacements: as virtual reality “metaverse” meetings evolve, physical coworking might integrate with them. However, human presence remains key for many tasks (hardware labs, prototyping, confidential meetings), so day offices will stay relevant.

Looking ahead, the South Shore and Griffintown will likely continue along complementary trajectories. The South Shore will fill in more nodes (e.g. coworking sites could expand to Boucherville or Chambly) (2727coworking.com), possibly with hotel and convention spaces adding day-office services. Griffintown may deepen its role with even larger multi-use campuses and possibly direct corporate-sponsored centers. Both will be shaped by transporation: the planned *Griffintown–Bernard-Landry* REM stop (2727coworking.com) and future transit to Longueuil (e.g. REM extensions) will alter commuting calculus and thus coworking use patterns. Policy makers should note: invest in transit and broadband on the South Shore will multiply the benefits of these flexible offices by making them more accessible.

In summary, **flexible workspaces on the South Shore** have matured quickly post-pandemic, offering a suburban alternative to downtown offices. They are angled toward affordability and local markets, an “office hotel” model that fills a long-standing gap (2727coworking.com) (2727coworking.com). **Griffintown** has evolved into a premium coworking cluster, reflecting Montreal’s economic core but at higher cost and amenity level (2727coworking.com) (2727coworking.com). The comparison underscores a broader lesson: the future of work is multi-nodal. Both downtown creative hubs and suburban centers will coexist to meet diverse needs. The coming years will reveal how these nodes adapt, but the data and expert insights all point to **continued growth in flexible day-office usage** throughout the Montreal region.

Conclusion

This report has charted the landscape of day-office (bureau à la journée) and coworking offerings in two contrasting Montreal regions: the suburban Rive-Sud (Brossard, Longueuil, Sainte-Julie) and the inner-city Griffintown district. We have shown that *while both markets ride the same hybrid-work wave*, their scale, pricing, and clientele differ significantly. The South Shore – with local operators like Coworking Rive-Sud and Hedhofis – provides cost-effective, community-rich workspaces designed for regional professionals (2727coworking.com) (2727coworking.com). In contrast, Griffintown’s coworking (e.g. 2727, La Piscine) offers a higher-end, urban-centric experience, with prices reflecting its premium ecosystem (2727coworking.com) (2727coworking.com). These differences align with local demographics and economies: Rive-Sud’s aerospace and tech clusters versus Griffintown’s tech-creative startup hub (2727coworking.com) (2727coworking.com).

Both corridors exemplify the **new normal in office real estate**: flexibility and hybridity. Data show Canada’s coworking sector is in exponential growth, and Montreal’s own market is robust (2727coworking.com) (2727coworking.com). The extensive evidence compiled here – from population and work-from-home statistics to detailed pricing tables – all support the conclusion that South Shore suburbs are now viable nodes for day-office solutions. The Rive-Sud plays a different role than downtown but is no less important as a local center of commerce. Policymakers and developers should recognize that the lines between “urban core” and “suburb” are blurring for work.

In closing, the 2026 outlook is optimistic: both regions will see more flexible-workspace options. For entrepreneurs, it means choices: the South Shore will let some skip a long commute, while Griffintown offers a cutting-edge city base. For larger companies, it means agility: as Montréal’s office market evolves (with higher vacancy and a flight to quality (2727coworking.com) (2727coworking.com)), coworking provides a low-risk

testing ground. Future research might track actual usage data or explore worker satisfaction in these venues. But for now, the evidence is clear: **office-by-the-day is entrenched on the Rive-Sud and Griffintown alike**, reflecting a fundamental shift in how and where Montrealers work (2727coworking.com) (www.cbre.ca).

References: All data and quotations above are supported by industry reports, coworking operator publications, and official statistics (2727coworking.com) (2727coworking.com) (2727coworking.com) (2727coworking.com) (www150.statcan.gc.ca), each cited in-line. Further details on sources are provided throughout the report.

Source links

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

1. https://2727coworking.com/articles/coworking-rosemont-griffintown-market-2026
2. https://2727coworking.com/articles/montreal-rive-sud-coworking-day-offices
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About 2727 Coworking

2727 Coworking is a Montreal workspace and business-address provider. We serve people who need a place to focus, meet, run a small business or establish a professional mailing presence. Our website offers English and French information about workspace options and services, alongside educational resources for operating a business in Canada.

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.

Business addresses and mail

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.

Resources for Canadian small businesses

We publish guides, research and planning tools about workspace decisions, business addresses and starting a business in Canada. Our incorporation research includes information for people inside Canada and abroad, with jurisdiction-specific material to help readers identify the next questions to investigate. These educational resources complement our workspace and address services; they are not individualized legal, tax or immigration advice.

Visit or contact 2727 Coworking

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