

Coworking Membership Agreements in Montreal: 2026 Guide

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Executive Summary

A coworking membership agreement in Montreal may be a licence or a lease depending on its terms and the arrangement in practice; the label alone is not determinative. Article 1851 of the Civil Code of Québec defines a lease as a contract under which a lessor provides enjoyment of movable or immovable property for a price and a period of time; it does not make exclusive possession an express statutory element. A shared-access arrangement may support a licence characterization, while a dedicated private-space arrangement may require Quebec legal review (Source: legisquebec.gouv.qc.ca). A standard-form coworking agreement whose essential stipulations are imposed by the operator and cannot be freely negotiated is generally a "contract of adhesion" under article 1379 CCQ. That characterization triggers protective rules against illegible or abusive clauses under articles 1436 and 1437 (Source: legisquebec.gouv.qc.ca) and requires the document to be provided first in French under article 55 of the [Charter of the French Language](#) (Source: legisquebec.gouv.qc.ca).

Practically, notice periods for cancellation vary sharply by operator: global operator IWG ([Regus](#) and [Spaces](#)) requires at least one month's notice for month-to-month terms, scaling up to three months for longer commitments (Source: assets.regus.com), WeWork's published membership agreement scales from one to six months depending on term and headcount (Source: d34w7itg6m0069.cloudfront.net), and smaller independent operators commonly require 30 days' written notice (Source: members.unionworx.com). Deposit amounts and refund timelines vary by operator; the examples discussed below include a one-month deposit and published refund timelines of 14 to 30 days. Montreal desk and office pricing spans a wide range: **2727 Coworking** prices a hot desk at \$300 per month and a 10-person closed office at \$3,000 per month with conference room access included at no extra charge, while [WeWork](#) lists one-person offices from C\$490 per month (Source: wework.com) and Crew Collective & Café's private offices start at \$6,000 per month (Source: crewcollectivecafe.com). [Virtual office plans in Montreal](#) range from roughly \$20 to over \$300 per month depending on whether mail handling, [meeting room credits](#), and phone answering are bundled in (Source: ecto.coop) (Source: nuage-b.com).

The broader market context: Canada's flexible office footprint reached 6.6 million square feet by the end of 2019 and was forecast to represent roughly 8 percent of total Canadian office inventory (Source: collierscanada.com) (Source: collierscanada.com), while downtown Montreal office vacancy hovered around 17.8 percent as of early 2026, a backdrop that continues to push tenants toward flexible, membership-based space (Source: cbre.com). Statistics Canada found that 20.6 percent of workers in the Montreal metropolitan area were still mostly working from home as of May 2024, a structural shift sustaining demand for flexible, contract-based workspace over traditional long-term leases (Source: www150.statcan.gc.ca). This report explains the fact-dependent lease-versus-licence question, contract-of-adhesion and consumer-protection rules that may apply, published notice, deposit, and renewal terms, and meeting-room-credit and virtual-office pricing comparisons across selected Montreal providers as of August 2026.

Introduction and Background

A business or freelancer using a desk, private office, or business mailing address from a Montreal coworking operator will commonly receive a written membership agreement. Its title alone does not determine whether it is a lease or licence under Quebec law: the terms and the arrangement in practice matter. The agreement can allocate cancellation, deposit, renewal, and dispute-resolution risk differently by operator, so a member should review the signed terms carefully; a dedicated or private-space arrangement may warrant Quebec legal advice.

Demand for this kind of flexible, contract-based office space has grown alongside a durable shift toward hybrid work. Statistics Canada reported that 18.7 percent of employed Canadians worked mostly from home in May 2024, still well above pre-pandemic norms even as the figure eased from its 24.3 percent peak in May 2021 (Source: www150.statcan.gc.ca). Quebec's own share fell 3.8 percentage points year over year to 18.4 percent over the same period (Source: www150.statcan.gc.ca), and downtown Montreal's office vacancy rate remained near 17.8 percent as of early 2026, with vacancy in the Greater Montreal Area holding at 18.1 percent quarter over quarter through the end of 2024 (Source: cbre.com) (Source: collierscanada.com). That combination, elevated vacancy in traditional office towers alongside sustained hybrid-work adoption, has pushed both individual freelancers and growing companies toward coworking memberships and virtual offices instead of multi-year commercial leases.

This report answers the questions a Montreal-based freelancer, startup, or small business owner typically asks before signing: is a coworking membership legally a lease, what terms govern notice and cancellation, how are deposits handled, what do meeting room credits actually include, and [how does a Montreal virtual office compare in cost to a full coworking membership](#). It draws on the Civil Code of Quebec, the Charter of the French Language, government guidance, and the current published pricing and terms of major Montreal-area operators, including **2727 Coworking**, **WeWork**, **Spaces** and **Regus** (both owned by IWG), **Crew Collective & Café**, **Notman House**, and **Le402**, verified directly from each operator's own pages as of August 2026.

The Legal Nature of a Coworking Membership Agreement: Licence Versus Lease

The single most consequential legal question for anyone signing a Montreal coworking agreement is whether the document creates a "bail" (lease) or a "licence." Article 1851 of the Civil Code of Quebec (CCQ) defines a lease as the contract by which a lessor provides a lessee, for a fixed price and a period of time, the enjoyment of movable or immovable property (Source: legisquebec.gouv.qc.ca), and a lease may run for a fixed or an indeterminate term (Source: legisquebec.gouv.qc.ca). Articles 1851 through 1891 CCQ then set out detailed obligations for lessors and lessees, including maintenance duties, subletting rights, and termination procedures that are protective of the tenant.

Coworking operators may describe their membership agreements as licences, but the legal characterization depends on the agreement's terms and the facts of the arrangement. A widely used Quebec-market contract template states plainly that "the present Agreement creates a licence and not a lease within the meaning of articles 1851 to 1891 C.c.Q.," and that the operator retains control over the space rather than granting the member exclusive possession (Source: forms-legal.com). Shared access, the degree of operator control, and any allocation of a particular private space may be relevant facts, but article 1851 does not state a single exclusive-possession test for every lease. The characterization of a dedicated-office arrangement should therefore be assessed on its terms and facts under Quebec law. A comparable Canada-wide template used outside Quebec is even more direct in its heading, stating that "this Agreement is a licence, not a lease" (Source: forms-legal.com), and explains the practical stakes: a tenant has statutory rights to notice before eviction and may challenge unfair treatment under landlord-tenant law, while a licensee holds only the contractual rights set out in the licence agreement itself (Source: forms-legal.com).

For the licence characterization to hold up, the operator must retain meaningful control over the space (Source: forms-legal.com), and legal commentary on shared-office arrangements elsewhere in Canada echoes this test. A co-sharing agreement is described as a licence granting the right to enter and use the space, but it does not confer an interest in the real property itself (Source: canadianlawyermag.com), and because no interest in real property is transferred, a licensor can typically terminate the arrangement unilaterally with just 30 days' notice, a flexibility that would not exist under a true commercial lease (Source: canadianlawyermag.com). Commentary on lease-versus-licence drafting more broadly notes that each type of

agreement provides for different sets of property rights for both occupants and owners, and that lease agreements may confer rights such as exclusive possession that a licence deliberately withholds (Source: mondag.com) (Source: mondag.com). Quebec civil law separately draws a line between a real right (*droit réel*) in an immovable and a purely personal right; a commercial lease confers no direct property right in the building itself, only a personal claim against the lessor, which underscores why the licence structure used by coworking operators does not require the elaborate lease machinery of the Code (Source: gowlingwlg.com).

The distinction is not entirely academic risk-free for operators, however. Legal guidance on Quebec coworking contracts flags that if a member is assigned a dedicated private office for exclusive, long-term use rather than shared hot-desk access, a Quebec court could requalify the arrangement as a commercial lease subject to the CCQ's lease rules (Source: forms-legal.com). One practical consequence of the licence structure that does hold in practice: unlike a residential lease, disputes over a commercial coworking arrangement cannot be brought before the Tribunal administratif du logement, and instead proceed through the Cour supérieure or Cour du Québec (Source: educaloi.qc.ca), and a commercial-space operator may require a security deposit from an occupant, something expressly prohibited under Quebec's residential leasing rules (Source: educaloi.qc.ca).

Contracts of Adhesion, Consumer Protection, and the French-Language Requirement

Even though a coworking membership agreement is not a lease, it is almost always a "contract of adhesion" under Quebec law, and that classification triggers its own set of protections. Article 1379 CCQ defines a contract of adhesion as one whose essential stipulations were imposed by one party or drafted by that party on its behalf, and which could not be freely negotiated by the other party (Source: legisquebec.gouv.qc.ca); any contract that is not one of adhesion is instead a negotiated contract, or "*contrat de gré à gré*" (Source: legisquebec.gouv.qc.ca). A standard-form coworking membership agreement, where the operator imposes essential terms such as pricing, notice periods, and house rules and the member cannot freely negotiate them, will generally meet this definition. The Office québécois de la langue française confirms that comparable standard-form supply contracts, such as electricity, insurance, and telephone service agreements, are generally treated as contracts of adhesion under Quebec law (Source: oqlf.gouv.qc.ca).

The contract-of-adhesion classification comes with real protective machinery. An illegible or incomprehensible clause in a consumer or adhesion contract is void if it causes prejudice to the adhering party, unless adequate explanations were provided at signing (Source: legisquebec.gouv.qc.ca), and, more broadly, any abusive clause in such a contract is null or the resulting obligation may be judicially reduced (Source: legisquebec.gouv.qc.ca). The Code defines an abusive clause as one that excessively and unreasonably disadvantages the consumer or adhering party, in a manner contrary to the requirements of good faith (Source: legisquebec.gouv.qc.ca). These provisions matter for clauses like automatic renewal, unilateral fee changes, or steep early-termination penalties, which are common in coworking membership templates and are exactly the kind of clause this part of the Code was designed to police.

Whether the additional protections of the Consumer Protection Act (*Loi sur la protection du consommateur*) apply on top of these general adhesion rules depends on who is signing. Article 1384 of the Civil Code of Québec defines a consumer contract as one in which a natural person acquires property or services for personal, family, or domestic purposes from a business; the scope of that contract is delimited by consumer-protection legislation (Source: legisquebec.gouv.qc.ca), and Quebec's Office de la protection du consommateur confirms that the Consumer Protection Act generally does not govern transactions between two merchants or businesses, only those between a consumer and a merchant (Source: opc.gouv.qc.ca). A sole proprietor or freelancer who obtains a coworking membership for their own business is generally not acting as a consumer for this purpose. Quebec's Office de la protection du consommateur states that a natural person is a consumer except when obtaining a good or service for their own business; the applicability of consumer-protection legislation therefore depends on the membership's actual purpose (Source: opc.gouv.qc.ca). Separately, Quebec legal commentary on distance-supplied, successive-performance service contracts, the same category that covers subscriptions, confirms these contracts must be in writing and must disclose mandatory content including the contract's duration and expiry date (Source: blg.com), and courts have shown willingness to extend these distance-contract protections beyond telecom to other recurring service subscriptions.

Finally, the Charter of the French Language imposes a language requirement independent of the licence-versus-lease and consumer-protection questions. Article 55 requires that contracts of adhesion, and any documents attached to them, be drawn up in French (Source: legisquebec.gouv.qc.ca), and since amendments that took effect June 1, 2023, the OQLF confirms that every new contract of adhesion must first be provided in French to the adhering party before another language version can be agreed upon (Source: oqlf.gouv.qc.ca). A Montreal coworking operator that issues an English-only membership agreement to a member without first providing a French version is, on the plain text of the Charter, out of step with this requirement, regardless of whether the member personally prefers English.

Core Contract Terms: Notice, Cancellation, and Auto-Renewal Clauses

The practical terms that matter most to a member are notice period, cancellation mechanics, and whether the contract renews automatically. These vary widely by operator, and *Table 1* below summarizes the terms published by several operators active in the Canadian and Montreal market alongside a generic Quebec contract template.

Table 1: Notice, Cancellation, Deposit, and Renewal Terms by Operator (as of August 2026)

OPERATOR / SOURCE	NOTICE PERIOD FOR CANCELLATION	DEPOSIT / REFUND	AUTO-RENEWAL
IWG (Regus / Spaces) , global standard terms	No less than 1 month's notice for month-to-month terms, scaling up with original commitment length (Source: assets.regus.com)	Held interest-free; processed within 30 days once the agreement ends and the account is settled (Source: assets.regus.com)	All agreements renew automatically for successive periods equal to the current term unless cancelled (Source: assets.regus.com); breach or insolvency triggers immediate termination and a lump-sum acceleration payment (Source: assets.regus.com)
WeWork , standard U.S./Canada membership agreement	Scales by commitment: shorter terms owe roughly 1 month's notice, 12 to 23 month terms scale up to 6 months' notice (Source: d34w7itg6m0069.cloudfront.net)	A "Service Retainer" must be paid in full before the member may use the office space (Source: d34w7itg6m0069.cloudfront.net)	Governed by the individual signed agreement rather than a single public policy
Independent operator (Union Worx model)	Month-to-month desk and office memberships require a full 30 days' notice (Source: members.unionworx.com)	Discounted term memberships carry early-termination fees; the cited cancellation policy does not state deposit terms	Not automatic for month-to-month plans
Independent operator (Hub30 model)	30 days' advance written cancellation notice by email required (Source: hub30.net)	The cited cancellation policy does not state deposit terms	Continues month to month until cancelled
Generic Quebec licence template	For a licence, notice is governed by the agreement and applicable law; article 1882 governs termination of an indeterminate-term lease , not a licence (Source: legisquebec.gouv.qc.ca)	Refundable within 14 days of termination, less amounts owed, under the comparable Canada-wide template (Source: forms-legal.com)	Access may be suspended on 5 days' written notice once fees are 15 or more days overdue (Source: forms-legal.com)

The published terms in *Table 1* do not establish a uniform market practice: IWG provides for automatic renewal, while the Union Worx month-to-month plans listed do not renew automatically. Notice and renewal terms depend on the signed agreement. WeWork and IWG both publish notice periods that can vary with the original commitment length. Automatic renewal itself is not prohibited under Quebec law, but consumer-protection counsel note that its validity depends on how clearly it was disclosed, and that improperly structured automatic renewals can be found invalid, entitling the consumer to a full refund of payments made (Source: osler.com). Members should read the auto-renewal clause closely and note the exact date by which cancellation notice must be given, since missing that date may trigger renewal under the signed agreement.

Deposits, Refunds, and Fee Structures

Deposit requirements and amounts should be confirmed in each operator's agreement. One independent operator's FAQ describes a refundable safety deposit equal to one month's membership fee, returned or applied toward the final month minus any damages (Source: ivystreet.co). At Le402, a Montreal creative coworking space, a refundable **\$250 deposit** is specifically required when registering for hourly conference room access under its member rate program (Source: le402.com), illustrating that deposits are not limited to full-time desk memberships but can also attach to lighter-touch bookings.

Refund timelines vary, ranging from 14 to 30 days depending on the operator, as detailed in Table 1 above. WeWork's own membership agreement structures the deposit differently again, as a "Service Retainer" that must be paid in full before the member is even permitted to begin using the office space, effectively functioning as a condition precedent to occupancy rather than only a post-termination refund mechanism (Source: d34w7itg6m0069.cloudfront.net).

Fee escalation clauses and non-payment remedies also differ: under the generic licence template, an operator may suspend a member's access on five days' written notice once fees are 15 or more days overdue, well short of a full eviction process, while IWG's terms go further for breach or insolvency, allowing immediate termination coupled with a lump-sum payment covering the remainder of the term that would otherwise have fallen due, as summarized in Table 1. Members evaluating a coworking agreement should specifically look for: **the deposit amount** stated as a fixed dollar figure or a multiple of monthly fees; **the refund window** in calendar days after termination; **whether unpaid fees trigger suspension or immediate termination**, and after how many days; and **whether the deposit accrues interest** while held, which most standard templates do not provide.

Meeting Room Credits and Amenity Inclusions Across Montreal Providers

Meeting and conference room access is one of the most variable line items across Montreal coworking memberships: some operators bundle it in at no incremental cost, others meter it by the hour, and others issue a fixed monthly credit allowance. Table 2 below compares desk, office, and meeting room pricing across the major operators researched for this report.



Table 2: Montreal Coworking Desk, Office, and Meeting Room Pricing (as of August 2026)

OPERATOR	HOT DESK / DAY RATE	DEDICATED DESK	PRIVATE OFFICE	MEETING ROOM
2727 Coworking	\$300/month (1-person hot desk) (Source: 2727coworking.com)	\$450/month (1-person dedicated desk) (Source: 2727coworking.com)	\$600 to \$3,000/month for 1 to 10-person closed offices (Source: 2727coworking.com) (Source: 2727coworking.com)	Included free of charge for members rather than billed hourly, with AV-equipped rooms (Source: 2727coworking.com) (Source: 2727coworking.com)
WeWork	Not separately published for Montreal locations	Not separately published	From C\$490/month for a 1-person office at one downtown location (Source: wework.com)	From C\$15 per seat/hour (Source: wework.com)
Spaces (IWG)	From \$23/person/day for all-access day plans (Source: spacesworks.com)	From \$7/person/day	Quote-based	From \$35/hour (Source: spacesworks.com)
Regus (IWG), downtown centre	From \$59/day for day coworking access (Source: regus.com)	Quote-based	Quote-based	From \$45/hour (Source: regus.com)
Crew Collective & Café	\$300/month floating desk (Source: crewcollectivecafe.com)	\$675/month with 24/7 access (Source: crewcollectivecafe.com)	Starts at \$6,000/month (Source: crewcollectivecafe.com)	An Executive Office Plan (\$105/month) includes 40 CC&C credits toward meeting room bookings (Source: crewcollectivecafe.com)
Notman House	\$80/month Connect membership, 12-month commitment (Source: notman.org)	Included in higher tiers	From \$300/month , with or without commitment (Source: notman.org)	From \$30/hour, 50% off for members (Source: notman.org)
Le402	\$50 to \$75/day , member vs. casual rate (Source: le402.com) (Source: le402.com)	Membership from \$25/month, min. 3 months	\$500/month closed office (Source: le402.com)	\$20 to \$25/hour depending on membership, 2-hour minimum, 48-hour booking notice (Source: le402.com) (Source: le402.com)

Table 2 makes clear that "meeting room credits" mean different things at different operators. **2727 Coworking** takes the least metered approach among the operators surveyed: its conference room comes bundled into every desk and office plan at no additional charge rather than being billed hourly or drawn down against a credit allotment, as shown above. Crew Collective & Café instead issues a defined number of credits (40 per month on its Executive Office Plan) that members draw down against hourly bookings, similar in spirit to a punch-card system. Notman House and Le402 apply a straightforward membership discount, roughly 50 percent off the non-member hourly rate, rather than a credit allowance at all. For a business that expects to use a meeting room only occasionally, a discounted hourly rate or a small credit allotment may be more economical than paying for an all-inclusive membership; for a team that books a room several times a week, a bundled or heavily credited model removes the marginal cost of each booking entirely.

Virtual Office Agreements: A Related Contract Type and Its Montreal Costs

A virtual office agreement is a distinct but related contract type: rather than physical desk or office access, the member pays for a business mailing address, mail handling, and often a discounted allotment of meeting room hours or phone-answering services, without committing to a desk at all. *Table 3* compares Montreal virtual office pricing across several operators.

Table 3: Montreal Virtual Office Pricing Comparison (as of August 2026)

PROVIDER	STARTING MONTHLY PRICE	WHAT'S TYPICALLY INCLUDED
Regus (IWG)	From \$3/day across 21 Montreal locations (Source: regus.com)	Mail handling, phone answering, and access to a collaborative local business community (Source: regus.com)
Spaces (IWG)	From \$3/day across 18 Montreal locations (Source: spacesworks.com)	Mail handling and phone answering services (Source: spacesworks.com)
iQ Offices	\$69/month (Source: iqoffices.com)	Professional business address, mail handling, and a discount on meeting rooms (Source: iqoffices.com); add-ons include a \$59/month digital receptionist (Source: iqoffices.com)
Alliance Virtual Offices	\$79/month , no setup fee (Source: alliancevirtualoffices.com) (Source: alliancevirtualoffices.com)	Recognizable business address with secure mail processing and access to onsite professional space
ECTO (Montreal cooperative)	\$20/month for members, \$25/month for non-members (Basic) (Source: ecto.coop)	Basic domiciliation; a Pro tier adds document scanning for \$40 (members) / \$45 (non-members) per month (Source: ecto.coop)
Nuage B	\$195/month (Bronze) (Source: nuage-b.com)	50 minutes of live-answering included; Silver and Gold tiers run higher; an \$85 activation fee applies across all packages (Source: nuage-b.com)
Montreal CoWork	\$300/year (Basic) up to \$200/month (Gold) (Source: montrealcowork.com) (Source: montrealcowork.com)	Business address and mail handling; the Gold tier adds an IP phone line
2727 Coworking	Included with any physical membership, from \$300/month (not sold as a standalone mail-only product; see Table 2)	Business address bundled with 24/7 desk or office access, free conference room use, and kitchen and shower facilities, rather than a bare mail-forwarding plan (Source: 2727coworking.com)

Table 3 illustrates that Montreal virtual office pricing spans roughly \$20 to \$355 per month, with the wide range driven almost entirely by what is bundled in. The cheapest plans, such as ECTO's \$20 to \$25 basic tier, provide little more than a legal business address for mail purposes. Mid-tier plans in the \$69 to \$139 range, such as those from iQ Offices, typically add mail scanning and a meeting room discount. At the top of the range, full-service packages from Nuage B and similar providers bundle live call answering, a local phone number, and coworking day access, pushing the price past \$195 per month. **2727 Coworking** does not sell a standalone mail-only plan; its lowest-cost entry point is a full \$300 per month hot desk membership that happens to include a legitimate business address and meeting room use as part of the package, which makes it more expensive than a bare-bones mailbox service but considerably more capable than one.

Businesses considering a virtual office should also confirm the underlying legal requirement it is meant to satisfy. Quebec's Registraire des entreprises explicitly states that it is not possible to provide a P.O. box as a business address for registration purposes (Source: quebec.ca), and any enterprise without a domicile, business address, or establishment in Quebec must instead declare a mandatary through the Registraire (Source: quebec.ca), which is precisely the gap a legitimate virtual office street address is designed to fill.

How to Evaluate and Negotiate a Coworking Membership Agreement

Before signing, a prospective member in Montreal should work through a short checklist grounded in the legal and commercial terms surveyed above:

- **Identify the space and rights actually provided**, including whether a desk or room is dedicated, private, or shared. Do not rely on the agreement's label alone; obtain Quebec legal advice if the classification affects a significant commitment or dispute.
- **Ask for the French-language version first** if none has been provided, since Quebec's Charter of the French Language requires it for contracts of adhesion (Source: legisquebec.gouv.qc.ca).
- **Read the notice period against the commitment length**, not just the monthly price, since operators like WeWork and IWG scale required notice from one to six months depending on the original term (Source: d34w7itg6m0069.cloudfront.net).
- **Confirm the deposit amount, refund window, and whether it accrues interest**; refund windows observed in this research ranged from 14 to 30 days, as shown in Table 1.
- **Locate the auto-renewal clause and calendar the cancellation deadline**, since a missed deadline typically locks in another full term automatically, and Quebec consumer-protection counsel note that a poorly disclosed clause can be challenged (Source: osler.com).
- **Clarify whether meeting room access is included, credited, or metered**, and compare the credit allotment against expected monthly usage before choosing between a bundled and an hourly-billed provider.
- **Check the fee-default and suspension terms**, since some operators suspend access after as little as five days of overdue payment, as detailed in Table 1.

Where a coworking agreement is a non-negotiable standard-form contract of adhesion, individually negotiating specific clauses may not be realistic for a solo freelancer. Businesses taking larger private offices or multi-desk suites may have room to negotiate notice periods, deposit amounts, and early-termination fees, particularly with independent, non-franchised operators.

Data Analysis and Evidence

The commercial backdrop against which these membership agreements are signed is a Montreal and Canadian office market still working through the aftereffects of the shift to hybrid work. Statistics Canada's labour force data shows that the share of employed Canadians working mostly from home rose from 7.1 percent in May 2016 to a peak of 24.3 percent in May 2021, before settling at 18.7 percent by May 2024 (Source: www150.statcan.gc.ca). Quebec's rate fell faster than the national average, dropping 3.8 percentage points year over year to 18.4 percent (Source: www150.statcan.gc.ca), while the Montreal census metropolitan area posted a 20.6 percent mostly-from-home rate, lower than Toronto's 24.7 percent and Vancouver's 22.4 percent but still representing roughly one in five workers (Source: www150.statcan.gc.ca).

That structural shift shows up directly in office vacancy figures. JLL reported that Canada's national office vacancy rate fell 30 basis points to 17.7 percent in the second quarter of 2026 on the strongest quarterly net absorption since 2018 (Source: jll.com), while CBRE put downtown Montreal's vacancy rate at approximately 17.8 percent for 2025, though scarce AAA "trophy" towers had a much tighter 6.0 percent vacancy rate, showing a bifurcated market between older and premium stock (Source: cbre.com) (Source: cbre.com). Colliers Canada's Q4 2024 report found Greater Montreal Area vacancy held steady at 18.1 percent quarter over quarter, the first quarter without an increase since the first quarter of 2020 (Source: collierscanada.com).

Flexible and coworking space itself has grown from a niche category into a measurable share of that inventory. Colliers Canada found that flex space accounted for 6.6 million square feet nationally by the end of 2019 (Source: collierscanada.com), and by its Q4 2022 report had revised its forecast for flexible space's share of total Canadian office inventory upward, from a previously predicted 6 percent to 8 percent (Source: collierscanada.com), attributing part of the shift to hoteling and shrinking average office space per employee, which fell from 280 to 250 square feet, a 10 percent decline (Source: collierscanada.com). CBRE separately ranked Canada as the world's seventh largest flexible real estate market (Source: cbre.ca). On the market-sizing side, research firm Mordor Intelligence estimates the Canadian coworking office space market at USD \$1.15 billion in 2026 (Source: mordorintelligence.com), while Next Move Strategy Consulting, using a narrower market definition, valued the Canadian coworking space market at USD \$285.1 million in 2023 and projected it would reach USD \$893.0 million by 2030, a 17.6 percent compound annual growth rate (Source: nextmsc.com). The gap between these two estimates reflects differing scope (total flexible office space versus coworking specifically) rather than a factual contradiction, and both point in the same direction: durable, double-digit growth in Canadian flexible and coworking office demand through at least the end of the decade.

Implications and Future Directions

For Montreal businesses and freelancers, the practical implication of this legal and commercial landscape is that a coworking membership agreement should be read as a commercial contract with real financial exposure, not as a casual month-to-month convenience. A licence characterization may affect the parties' contractual rights and remedies, but whether an arrangement is a licence or a lease—and what notice or termination rules apply—depends on its terms and facts. Members should not assume that a document label, a generic notice period, or residential-lease rules determines the outcome; a significant dedicated-space commitment may require Quebec legal advice.

As Montreal's downtown office vacancy remains elevated near 18 percent even as flexible space captures a growing share of total inventory, competitive pressure among operators is likely to keep pushing membership pricing and included amenities in the member's favor, particularly for meeting room access, where bundled or heavily credited models are already common among independent operators. Businesses evaluating a multi-year commitment to any single operator should weigh the trade-off between an inclusive, membership-priced model, exemplified by 2727 Coworking's approach of bundling conference room access into every desk and office tier rather than metering it hourly, as shown in Table 2, against a pay-as-you-go hourly model that may cost less for very light usage but scales up quickly for teams with frequent meeting needs. On the legal side, the June 2023 tightening of French-language contract requirements and ongoing consumer-protection scrutiny of automatic renewal clauses suggest that operators serving the Quebec market will likely continue refining their standard-form agreements to remain compliant, which members should watch for at each renewal cycle rather than assuming the terms they originally signed remain unchanged indefinitely.

Frequently Asked Questions (FAQs)

Is a coworking membership legally a lease in Quebec? It depends on the agreement's terms and the arrangement in practice. Article 1851 of the Civil Code of Québec defines a lease as a contract under which a lessor provides enjoyment of movable or immovable property for a price and a period of time (Source: legisquebec.gouv.qc.ca). A shared-access arrangement may support a licence characterization, while a dedicated private-space arrangement may require Quebec legal review.

What is the practical difference between a coworking licence and a commercial lease under the CCQ? A lease is governed by the CCQ provisions applicable to leases, while a licence is governed principally by its contract and applicable law. Whether a particular coworking arrangement is one or the other is fact-dependent; notice and termination rights should be assessed from the signed agreement and, for material commitments, with Quebec legal advice. Commercial-lease disputes do not fall within the Tribunal administratif du logement's jurisdiction (Source: educaloi.qc.ca).

What notice period is typical for cancelling a coworking membership? Independent operators commonly require 30 days' written notice (Source: members.unionworx.com), while larger operators like IWG and WeWork scale required notice from one month up to three or six months depending on the original commitment length, as detailed in Table 1.

How does auto-renewal work in a coworking membership? It depends on the signed agreement. For example, IWG's published terms provide for renewal for successive periods equal to the current term unless cancelled, while the Union Worx month-to-month plans in Table 1 do not renew automatically. Quebec consumer-protection commentary notes that a poorly disclosed auto-renewal clause can be challenged and may entitle the consumer to a full refund (Source: osler.com).

How much is a typical coworking deposit, and when is it refunded? Deposit requirements, amounts, deductions, and refund timing depend on the operator and signed agreement. One operator's FAQ describes a refundable deposit equal to one month's membership fee (Source: ivystreet.co); Table 1 includes examples of published refund timelines from 14 to 30 days.

Do meeting room credits carry over month to month? This varies by operator and is not standardized; members should confirm directly with the operator whether unused hours or credits expire at the end of each billing cycle or roll forward, since none of the published policies reviewed for this report guarantee carryover by default.

How much does a virtual office cost in Montreal compared to a full coworking membership? Virtual office plans in Montreal range from roughly \$20 to over \$300 per month depending on inclusions (Source: ecto.coop) (Source: nuage-b.com), while a full physical desk membership with a bundled business address, such as 2727 Coworking's hot desk plan, starts at \$300 per month, as shown in Table 2.

Conclusion

A Montreal coworking membership agreement may be a contract of adhesion and may engage Civil Code protections against abusive or illegible clauses, but whether it is a lease or licence depends on its terms and the facts. A person considering a significant dedicated-space commitment should seek Quebec legal advice rather than rely on a document label alone. The practical terms members should scrutinize before signing, notice period, deposit amount and refund window, auto-renewal mechanics, and how meeting room access is priced, vary substantially across operators, from bundled and membership-inclusive models to metered hourly billing. Montreal's coworking and virtual office pricing landscape reflects that same diversity, spanning bare-bones mail-only virtual plans under \$25 a month to private offices running several thousand dollars monthly, set against a backdrop of persistently elevated downtown office vacancy and a national flexible-office market still expanding at a double-digit compound annual growth rate. Reading the agreement closely, confirming its French-language compliance, and mapping its notice and renewal clauses against a business's actual expected usage remain the most reliable ways to avoid an unpleasant surprise after signing.



Tags: coworking membership agreement montreal, coworking licence vs lease quebec, commercial lease quebec civil code, coworking contract cancellation, virtual office montreal cost, meeting room credits coworking, montreal coworking pricing 2026, contract of adhesion quebec



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