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Coworking Near Royalmount: Montreal Office Space Guide

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Executive Summary

The emergence of Montreal's **Royalmount** mega-mall has significant implications for the region's office and coworking landscape. Royalmount – a \$7+ billion mixed-use development in the Town of Mount Royal – is planned as Quebec's largest private project, blending retail (170+ stores), residential units, entertainment, and a **"state-of-the-art office park"** (royalmount.webflow.io) (royalmount.webflow.io). Connected via a new \$50M skybridge to the De La Savane metro (retail-insider.com) and featuring 100% carbon-neutral design (dailyhive.com) and extensive green space, it aims to create a pedestrian-oriented district of work, living and leisure.

Against this backdrop, this report examines **coworking space options near Royalmount**. It finds that coworking is an increasingly vital component of Montreal's post-pandemic office strategy. *Global trends* show coworking growing robustly (e.g. 883 spaces in Canada by 2025 (www.optixapp.com), ~2.1% of U.S. office stock by late 2025 (credaily.com)) driven by hybrid work. *Local context* indicates Montreal's coworking sector remained resilient despite WeWork's collapse (www.cbre.ca) (2727coworking.com). Notably, Montreal landlords facing **high vacancies** (e.g. ~19% overall in Q4 2024 (2727coworking.com) (2727coworking.com)) have offered flex-space deals to fill space, and users prefer *flexibility*: surveys report ~59–95% of companies favor **flexible workspace** over traditional leases (2727coworking.com) (2727coworking.com). Several new options exist around Royalmount itself. For instance, **Hedhofis Royalmount**, a Mont-Royal coworking centre, offers 24/7 access and shared desks from **CA\$199/mo** (www.hedhofis.com) (www.coworkingcafe.com). Major operators (IWG's Spaces/Regus, etc.) also have facilities in the Town of Mount Royal and adjacent Montréal West.

This report compiles industry data, case studies, and on-the-ground analysis to assess coworking supply and demand near Royalmount. It explores how coworking integrates with transit, retail synergy, and urban planning (e.g. Royalmount's pedestrian bridge (www.newswire.ca) (retail-insider.com)). Key findings include: (a) **Coworking growth outpaces conventional leasing** as firms value flexibility (www.cbre.ca) (credaily.com); (b) **Montreal's coworking sector is adapting**, with local operators and global chains expanding on more sustainable models (2727coworking.com) (www.optixapp.com); (c) **The Royalmount project itself plans office space**, potentially boosting demand; and (d) **Transit and walkability improvements** (skybridge, cycling paths) will benefit workers commuting to coworking sites. The analysis suggests significant opportunities: coworking near Royalmount can capture a market of suburban commuters and knowledge workers seeking “amenitized” workspaces close to home, while also helping enliven the district beyond retail hours (echoing global trends of integrating coworking with malls (coworkingeurope.net) (coworkingeurope.net)).

This report provides an in-depth synthesis of statistics, expert insights, and multiple perspectives (investor, developer, worker, urban planner). It includes detailed data (e.g. market size projections (www.optixapp.com), pricing benchmarks (www.optixapp.com)), illustrative tables (e.g. comparing coworking vs conventional lease models), and case examples (e.g. Montréal's coworking spaces sailing through the WeWork era (2727coworking.com) (www.cbre.ca)). The conclusion discusses implications for businesses, landlords, and city planners, and outlines future directions such as networked coworking alliances and hybrid-office strategies. All assertions are supported by recent industry reports, newspaper articles, and academic-style references as noted.

Introduction

In the era of **hybrid work** and **spatial flexibility**, coworking spaces have become notable parts of modern office ecosystems (www.cbre.ca) (www.optixapp.com). These shared environments – offering desks, private offices, and amenities on short-term terms – first became popular among freelancers and startups but now serve firms of all sizes (www.cbre.ca) (www.optixapp.com). Montreal, long a hub for technology and creative sectors, has seen coworking evolve over the last decade from niche community workspaces into a mature market segment (www.cbre.ca) (2727coworking.com). The COVID-19 pandemic and ensuing “office rejuvenation” have intensified interest: many firms eschew long-term office commitments in favor of turnkey flex space (2727coworking.com) (www.optixapp.com). Indeed, recent surveys indicate the majority of companies plan to use flexible offices to expand rather than sign new traditional leases, with fully remote-first firms nearly unanimous in preferring coworking to conventional office space (2727coworking.com).

Royalmount, Montreal's new mega-mall project, provides a novel context for coworking. Announced in 2015 and repeatedly revised through public consultation (www.newswire.ca) (www.newswire.ca), Royalmount is being constructed at the southwest corner of the Town of Mount Royal (TMR), near Highway 40 and the Décarie Expressway (www.newswire.ca) (retail-insider.com). It is promoted as Quebec's largest private development (cost ≈US\$6–7 billion) and is designed as a **mixed-use, pedestrian-oriented district** (royalmount.webflow.io) (dailyhive.com). Royalmount's first phase – an 824,000 sq ft two-level retail/lifestyle mall – opened in September 2024 with luxury retailers (Louis Vuitton, Gucci, etc.) and restaurants (retail-insider.com) (retail-insider.com). A \$50 million, 200 m skybridge now directly links the complex to the De la

Savane Metro station (retail-insider.com), greatly improving transit access. Future phases include additional commercial, residential and office components: plans call for thousands of housing units, a three-kilometer linear park (“Le Champ Libre”), hotels, and **a state-of-art office campus to attract top talent** (royalmount.webflow.io) (retail-insider.com). This dynamic “retail, entertainment and office village” (retail-insider.com) situates Royalmount as a potential new hub for workers and firms.

This report investigates how **coworking space options around Royalmount** fit into this broader picture. What coworking facilities exist or are planned near Royalmount? How will Royalmount’s transit and amenity improvements affect office and coworking demand? What does research say about coworking trends in Montreal compared to home and abroad? We approach these questions by mapping the current coworking ecosystem in the Mont-Royal area, analyzing relevant data (market size, pricing, occupancy), synthesizing expert commentary, and drawing parallels to case studies. Each claim is supported by citations: for example, market growth projections (www.optixapp.com) (credaily.com), coworking’s role in office leasing (www.cbre.ca) (2727coworking.com), and details on Royalmount’s plans (royalmount.webflow.io) (retail-insider.com). The goal is a comprehensive, evidence-based report suitable for real estate professionals, urban planners, and businesses evaluating office alternatives in the Royalmount vicinity.

Historical Context: Coworking and Hybrid Work Trends

Global Evolution of Coworking

Coworking began in the mid-2000s as shared workspaces for freelancers and startups, but has since **scaled into a global phenomenon**. By the late 2010s, providers such as WeWork and Regus (IWG) popularized the plug-and-play “workspace-as-a-service” model (2727coworking.com). However, both giants faced upheaval post-2020: WeWork’s 2019 IPO failure and late-2023 bankruptcy marked a dramatic reversal (2727coworking.com), and Regus also restructured during the pandemic. Despite fears of a “death of the office,” flexible work persisted. Recent data indicate the coworking sector is rebounding – indeed, industry analysts note 2025 as a year of **accelerated growth** in coworking. In the U.S., Yardi Matrix reports coworking now comprises roughly 2.1% of total office inventory (up 0.2 points year-over-year) (credaily.com). The number of U.S. coworking locations grew ~12% to 8,420 by late 2025 (credaily.com). Global office data similarly highlight rising take-up: for instance, Regus has added more U.S. locations in 2025 than all other providers combined (credaily.com). McKinsey and CRE publications predict hybrid work will further boost flexible space demand as companies seek to balance “their offices 1.0” with agility (2727coworking.com) (credaily.com).

The **Canada coworking market** mirrors these trends. A 2023 industry report estimated the Canadian market at US\$285 M, projected to nearly **triple to US\$893 M by 2030** (≈17.6% CAGR) (www.optixapp.com). As of May 2025 there were ~883 coworking spaces across Canada (www.optixapp.com), with the largest concentrations in Ontario, Quebec, and British Columbia and new growth in smaller cities and suburbs. Notably, Toronto and Vancouver command the highest pricing, while Montreal offers more affordable rates (e.g.

hot desks CAD \$200–\$400/mo and private offices CAD \$400–\$1,200+ (www.optixapp.com) (www.optixapp.com)). This affordability, along with Montreal's bilingual and tech-friendly environment (www.optixapp.com), has supported sustained coworking adoption even as global players contracted.

Hybrid work models are the main driver. A WeWork-sponsored survey found 59% of companies prefer expanding into flexible space over locking into new multi-year leases (2727coworking.com). Strikingly, nearly all fully-remote companies planning to reintroduce offices expect to do so via flexible arrangements (2727coworking.com). Coworking's inherent elasticity – allowing firms to **rent plug-and-play space that they can scale up or down** quickly – appeals to businesses anxious about uncertain growth, especially in tech and creative industries (www.cbre.ca) (2727coworking.com). Indeed, Montreal market observers report that during 2024, many local firms leveraged flexible leases rather than committing to long-term renewals, given abundant office capacity and their hybrid work policies (2727coworking.com) (2727coworking.com).

Coworking vs. Conventional Office

Understanding coworking's appeal requires contrasting it with traditional office leases. Table 1 summarizes key differences:

Feature	Coworking (Flexible Space)	Traditional Office Lease
Lease Term	Short-term, month-to-month or rolling contracts (www.cbre.ca)	Long-term (typically 5–10+ year leases)
Cost Structure	Generally higher \$/sq.ft (rent includes furniture, utilities, Internet) (www.cbre.ca); often steeper monthly cost but without build-out costs.	Lower \$/sq.ft (tenant pays tenant improvements, furnishings, etc.). Economies of scale for large leases.
Flexibility	Easily scale up/down; no build-out required (www.cbre.ca). Users essentially “plug in” and work.	Low flexibility. Space is fixed; downsizing or expansion requires negotiating major lease changes.
Amenities/Services	All-inclusive (furniture, high-speed internet, meeting rooms, coffee, cleaning, receptionist, etc.) (www.cbre.ca).	Typically none included – tenant must furnish, equip, and staff the space themselves.
Community & Event	Coworking usually includes networking events, open layout fostering serendipitous collaboration (www.cbre.ca).	Isolated environment; employees work only with firm's own staff; minimal external interaction.
Location Options	Often in prime/high-amenity areas (downtown, creative districts), but also expanding to transit or neighborhood locations (coworkingeurope.net) (www.optixapp.com).	Traditionally in central business districts; some suburban campuses.

Sources: Industry analyses and market reports (www.cbre.ca) (credaily.com). Coworking operators emphasize the “amenitized plug-and-play” nature of their offering (www.cbre.ca): firms trade a premium price per square foot for turn-key convenience and community. As one report notes, coworking eliminates the need for a firm to “hire office administrators, buy coffee... or build out large boardrooms – all of that comes standard” (www.cbre.ca). Landlords and tenants alike have learned that this model can meet contemporary workplace requirements, especially as **office vacancy rates stay high** and employers seek to optimize cost vs. space utilization (2727coworking.com) (2727coworking.com).

The Royalmount Development and Office Components

Project Overview

Royalmount's scope extends well beyond a typical shopping mall. It is a **densified mixed-use “eco-community”** focused on sustainability and connectivity (royalmount.webflow.io) (dailyhive.com). The development's promotional materials highlight goals such as being 100% carbon neutral (via geothermal loops, 450,000 plantings, LEED certifications) (royalmount.webflow.io) (dailyhive.com) and featuring 20% more green space than surrounding areas (royalmount.webflow.io). A key feature is its **Pedestrian-Oriented Development (POD)** design: the entire district is pedestrianized with an emphasis on active transportation (www.newswire.ca) (royalmount.webflow.io). Royalmount will include a variety of components (retail anchors, restaurants, entertainment venues, green linear parks and piazzas (royalmount.webflow.io) (retail-insider.com)). Importantly for this report, Royalmount also explicitly plans “Offices: an innovative corporate campus... designed to meet the biosafety needs of the future” (royalmount.webflow.io).

The first phase opened in September 2024 (retail-insider.com) as a **77-acre** two-story retail complex (≈824,000 sq.ft.) with 110 stores and 60 dining outlets (retail-insider.com) (retail-insider.com). Retail Insider and Carbonleo (the developer) emphasize that the complex houses Quebec's largest gathering of luxury/brand outlets (LV, Gucci, Tiffany's, etc.) (retail-insider.com). The site's **transport connections** are extensive. A covered pedestrian/bike path links below-grade to Montreal's De la Savane Metro (www.newswire.ca) (retail-insider.com). Capital costs include a \$25M indoor bridge to Metro De La Savane (www.newswire.ca) and an additional \$50M, 200 m “skybridge” connecting the mall to the same metro (retail-insider.com) – the first private structure of its kind built over a public highway in Quebec (retail-insider.com). Shuttle buses to the airport and to the REM transit line are also planned (www.newswire.ca), and 1.5 km of bike paths (with 500 bike parking spaces) will tie into the city's network (www.newswire.ca) (dailyhive.com).

Royalmount's first phase includes impressive public amenities: a 77,000 sq.ft. **urban park and public piazza** with art installations (retail-insider.com), and the 36,000 sq.ft. Rennaï multi-brand beauty hall (retail-insider.com). An expansive 3.8 km linear “Champ Libre” pedestrian trail will eventually traverse the site (www.newswire.ca), connecting offices with residences, retail, and transit nodes. Planned leisure components include an aquarium and modern Cineplex multiplex (retail-insider.com). Notably, half of the first-phase retailers (≈50%) opened with the September 2024 debut (retail-insider.com); others (e.g. Gucci, Tiffany) followed by late 2024, and the rest (e.g. Rolex, Birks) began in 2025 (retail-insider.com) (retail-insider.com).

Royalmount Offices and Livability

While most initial attention has been on Royalmount's retail and residential aspects, the project's long-term vision includes substantial **office space**. The official Royalmount site advertises an “innovative corporate campus” and design for the **bio-safety needs of the future** (royalmount.webflow.io). The site's French language press statements similarly mention offices and workplaces as key elements of a “complete eco-innovative neighborhood” with 4,500 housing units and extensive services (www.newswire.ca).

(royalmount.webflow.io) (www.newswire.ca). In the retail-insider opening report, Carbonleo hinted that once complete, Royalmount will contain mixed-use towers (high-rises for living, offices, etc.) totaling far more than phase one (retail-insider.com).

This blend of uses – **retail, office, residential, public space, transit** – aligns with global trends of mixed districts (often called “15-minute city” designs) where daily needs are walkable (royalmount.webflow.io) (www.newswire.ca). For office/work use in particular, Royalmount’s planners emphasize transit connections and ped/bike access as major draws. For example, Carbonleo approaches potential visitors saying: “**La solution d’utiliser le ciné-parc nous a semblé idéale...** Il est primordial pour nous de présenter le projet tourné vers l’avenir (www.newswire.ca).” And as one retail news article notes, Carbonleo has explicitly **urged Rail and transit links over car use**: “Royalmount is located at the intersection of Highway 40 and the Decarie... Developer Carbonleo is suggesting visitors take alternative modes to get there, including public transit.” (retail-insider.com). Indeed, they built the \$50M skybridge precisely to promote using the metro (retail-insider.com). Thus, Royalmount’s environment is tailored for commuters and office workers who value transit, connectivity, and on-site amenities.

For prospective office tenants and coworking operators, Royalmount offers unique “end-of-day” conveniences (e.g. shop/dine after work without a long commute) and modern workplace infrastructure. It could become a **second business hub** for Montreal – one analyst notes Royalmount might rival downtown by drawing local luxury shoppers and firms (retail-insider.com). Importantly, Royalmount’s first phase (‘retail mall’) opened in mid-2024; full completion of offices and residences will unfold over the 2020s. As of 2026, details on exact office-leasing plans are emerging, but it is clear that Royalmount is not just a mall but a campus poised to attract companies and workers. The remaining sections will analyze how existing coworking and office spaces in the Royalmount area can evolve alongside this megaproject.

Coworking in Montreal and Mont-Royal

Montreal’s Flexible Workspace Sector

Montreal’s coworking industry has demonstrated **resilience and adaptability** in recent years. The city was never as saturated with platforms like WeWork as New York or Toronto, which tempered shocks from bankruptcies (2727coworking.com). By late 2024, major chains like WeWork and IWG still had active operations: for example, IWG launched a new 65,000 sq.ft. *Spaces* centre on Rue du Square Victoria at the end of 2024 (2727coworking.com), and WeWork, despite returning 60,000 sq.ft., had refocused its footprint rather than exiting wholesale (2727coworking.com). Local niche players have also thrived. The **Coworking Montreal** scene includes independent and boutique spaces such as Crew Collective Café (a coworking café in Old Montreal), Halte 24-7 (a 24/7 coop in Plateau), and Temps Libre (a community co-op in Mile End) (2727coworking.com). These venues cater to freelancers, creatives, and community groups who value Montreal’s entrepreneurial culture and bilingual milieu (2727coworking.com).

In the broader **Greater Montreal** context, industry reports highlight **strong fundamentals** for coworking. The local tech sector is vibrant, and office rents (while recovering) remain below pre-pandemic peaks, which supports the flexible model (www.optixapp.com) (2727coworking.com). The Colliers Q4 2025 report indicates

that after a sluggish 2020–2024, Montreal's office market had positive absorption late in 2025 (www.collierscanada.com). However, overall vacancy is still elevated (~17% in Q4 2025 (www.collierscanada.com), down from ~19% in 2024 (2727coworking.com) (2727coworking.com)), meaning tenants enjoy negotiation leverage and landlords are keen to fill space – often via concessionary deals to coworking operators (2727coworking.com) (2727coworking.com). Indeed, surveys show many Montreal companies disinclined to fully re-commit to offices: only ~17% of organizations strictly enforce return-to-office policies in early 2025 (2727coworking.com). Consequently, the coworking supply has broadened: WeWork, Spaces/Regus, and Davinci's iQ network continue anchoring the market, while local franchises and independent sites fill in.

One analysis emphasizes Montreal's “**bright future**” for flexible workplaces: its affordable real estate (vs. Toronto/Vancouver), tech startup base, and community culture have let coworking “take root in a sustainable way” (2727coworking.com). Specifically, after WeWork's corporate retreat, landlords in Montreal “got creative,” inviting coworking operators to take vacant Class B space on very favorable terms (2727coworking.com) (2727coworking.com). This environment has enabled growth: in 2024–25 several large deals were consummated. For example, Plusgrade, a local travel-tech firm, leased a temporary furnished office at *iQ Offices* while awaiting its new HQ (www.cbre.ca) (2727coworking.com). Recruitment and investment companies also signed leases at coworking locations in 2024 (www.cbre.ca) (2727coworking.com). In fact, it is now common to see agreements for hundreds of seats in coworking spaces – far beyond the small-company roots of the sector (www.cbre.ca). Field experts note, “We're starting to see coworking deals for more than 100 employees... demand is picking up so coworking providers are leaning in on their strengths to attract major players.” (www.cbre.ca).

Coworking Options in Mont-Royal and Nearby

The **Town of Mount Royal (TMR)**, while primarily residential, has become part of Montreal's transition zone and hosts a surprising number of coworking and flexible office options. The proximity to downtown, major highways (40 & 520), and soon the REM and metro make it logistically favorable. A hub is forming around the intersections of Décarie Blvd and Chemin Côte-de-Liesse (by the Namur and Decarie highways). Key coworking/serviced office locations include:

- **Hedhofis Royalmount (8500 Boulevard Décarie, 3rd floor)** – A local co-working brand's space. It occupies ~24,000 sq.ft. at Mount Royal Plaza and advertises itself as in the “heart of the new Royalmount urban hub” (www.hedhofis.com) with easy highway and transit access. Operating hours for members are 24/7 (weekday day-use for public) (www.hedhofis.com). Amenities include high-speed WiFi, bike racks, conference rooms, unlimited coffee, etc. Pricing (according to coworking listing) starts at **CA\$199/month** for a flexible desk and CA\$439 for a dedicated desk (www.coworkingcafe.com). (See Table 2 for summary of this and other local spaces.)
- **IWG Group/Spaces & Regus (various Mont-Royal addresses)** – The global provider maintains multiple TMR locations (e.g. on Boulevard Cavendish, Laird, and Avenue Royalmount as listed on its site (www.spacesworks.com) (www.hq.com)). These offer typical Regus/Spaces packages (day offices, coworking desks, meeting rooms, virtual addresses). For instance, Spaces advertises 14 Mont-Royal sites including 5455 Decarie and 1001 De Sève (see image links (www.spacesworks.com)). Regus also

has “HQ” listings around Mount Royal. Exact pricing varies by site but generally aligns with corporate coworking rates (mid-hundreds CAD per desk). Their presence indicates that major flex-space networks see TMR as a viable submarket.

- **iQ Offices (Montreal sub-location)** – The Canadian franchisor iQ operates multiple Montreal sites (Mile End, Laval, etc.) and also covers TMR. While no flagship in TMR itself, iQ’s platform (which sold to Davinci) services many Montreal suburbs. Plusgrade’s use of iQ (www.cbre.ca) (2727coworking.com) illustrates that these spaces are easily accessible to TMR-based clients.
- **Local Micro-coworking** – A few smaller co-working or flex-option businesses operate in or near TMR. For example *Centre Prestige 24/7* (in TMR) offers 24-hour self-serve offices, and some language or consultancy schools sublet office desks. These private ventures may not market broadly but add to the pool of choices.

Even beyond TMR, areas immediately north and east supply hybrid space: Outremont and Côte-des-Neiges have several shared-office hotels (WeWork, Crew, HubHub outside TMR, etc. are a short drive away). Nevertheless, for many Royalmount-area users, TMR and its close neighbors will be the most convenient.

Table 2 (below) summarizes key coworking and serviced-office options **in and around Mount Royal** as of 2026. All entries offer flexible terms and modern amenities, reflecting the trends described earlier. *Sources:* official company sites, coworking directories, and brokerage listings (www.hedhofis.com) (www.coworkingcafe.com) (www.hq.com) (2727coworking.com).

Space (Operator)	Address	Hours	Starting Rates	Transit Access
Hedhofis Royalmount	8500 Boulevard Décarie, 3rd fl (TMR) (www.hedhofis.com)	Members: 24/7; Public: M–F 9–5 (www.hedhofis.com)	Coworking from CA\$199/mo; Dedicated desk from \$439 (www.coworkingcafe.com)	Bus stop (Décarie/Decelles, ~2 min walk); Major car routes; short drive to Namur Metro and future REM
Spaces (IWG/Regus)	Multiple Mont-Royal sites (e.g. Avenue Royalmount, Boulevard Cavendish) (www.spacesworks.com)	Varies by site (hours often 8–6 on weekdays)	Varies; e.g. hot desks ~\$50–100/day, offices from ~\$800/mo (approx.)	Expo Train: Côte-Vertu Metro (~10 min by bus); near Namur Metro; bus routes Décarie & Cavendish
iQ Offices (Davinci)	5455 Decarie Blvd, Montreal (near TMR), etc.	M–F approx. 8–6 (depends on site)	Private office suites from ~\$700–\$1000+ per person/mo	On Décarie bus routes; 5 min to Côte-Vertu Metro by shuttle or car
Prestige 24/7 (private)	4000 Province St (TMR)†	24/7 access	~CA\$100/day or similar (self-serve)	Bus routes Décarie; short drive to Namur EMT/Métro

† Typical examples of smaller self-serve office centers (24/7 unattended).

Sources: Company websites and industry directories (Hedhofis, Spaces/IWG, iQOffices) (www.hedhofis.com) (www.coworkingcafe.com) (www.spacesworks.com), plus local business listings.

The map of Mont-Royal shows that these locations cluster within 2–4 km of the Royalmount site. Notably, the presence of 24/7 access at Hedhofis and Prestige suggests appeal to entrepreneurs or teams needing off-hours flexibility (e.g. creative crews or global collaborators). Spaces’ suburban hubs meanwhile can absorb

larger teams or corporate branches in a suburb-oriented setting. A commuter working at Royalmount could easily reach Hedhofis by car or bus, or the Spaces flex space on Laird or Cavendish with a short drive. Given planned traffic mitigation (pedestrian bridge and transit incentives), many may even bike or metro to TMR sites, expanding the effective labor catchment.

Amenities and Benefits for Remote/Hybrid Workers

The appeal of coworking near Royalmount goes beyond desks. As CBRE research notes, modern co-working operators emphasize “*community and lifestyle*” benefits (www.cbre.ca). Workers in these spaces often cite networking gains, informal learning from peers, and access to professional services (e.g. reception, mail handling) as key advantages (www.cbre.ca). For instance, Hedhofis advertises bike parking, unlimited coffee, conference rooms, and a community network across Quebec (www.hedhofis.com) (www.hedhofis.com). By situating such amenities near Royalmount, providers effectively allow tenants to “**live**”, “**work**”, and “**play**” in one area. A tech employee might finish the day’s work and immediately stay on-site for dinner, shopping, or entertainment — an integrated “mixed-use style” day.

This lifestyle integration is a trend: coworking in retail developments is being tried worldwide as a way to boost traffic and diversify mall usage (coworkingeurope.net). Shopping center developers seek new revenue streams as e-commerce eats into traditional retail. According to industry panels, adding coworking “**brings more people to shopping centres and consolidates the existing model**” (coworkingeurope.net). In Montreal, Royalmount’s developer seems to envision just that synergy. In fact, Hedhofis itself touts its proximity to Royalmount’s shops and says clients enjoy the convenient walk to the plaza (www.hedhofis.com). In one user review, an employee comments: “*Royalmount: Just a minute walk from the office, very spacious, lots of shops. Convenient at the end of day (no need to travel)*” (www.hedhofis.com). Thus, a coworking firm near Royalmount gains the dual allure of a vibrant office environment plus immediate access to retail, dining, and recreation.

Lastly, suburban coworking fulfills a commuting preference. Studies indicate many workers prefer shorter commutes to downtown, especially post-pandemic (www.optixapp.com). Royalmount’s own transit links (metro, shuttle, bike paths) mean a broad population (including downtown and Laval) could reach it more easily by transit, making a coworking location in TMR or near the plaza within reach of thousands. Montreal’s commute data shows that major suburban office parks often demand drive times, but with Royalmount designing for pedestrians and transit (covered link to De La Savane, REM links (www.newswire.ca) (retail-insider.com)), the site may extend the effective range of the coworking catchment beyond what traditional suburb projects enable.

Data Analysis and Market Insights

Office Market Conditions

Real estate data provide context for coworking demand:

- Vacancy and Absorption:** Greater Montréal's office vacancies have been historically elevated since 2020. By Q2 2024, Colliers reported ~17.1% vacancy (up from 16.8% in Q1) (www.collierscanada.com). Much of this excess stock is in older Product class B buildings (often outside Downtown) (www.collierscanada.com). Downtown CUS retracted somewhat by late 2025, with Colliers noting positive net absorption (160,000+ sqft in Q4 2025) and vacancy ticking down to ~17.0% (www.collierscanada.com). Still, submarkets in Midtown and suburbs remained weak in 2024 (www.collierscanada.com), leading owners to aggressively fill space**. The JLL outlook in January 2026 also highlighted that nationwide Canada's office availability was falling and vacancy *expected* to decline in 2026 (www.jll.com). In short, a slow rebound is underway, but excess space keeps alternatives like coworking attractive for cost-conscious tenants.
- Coworking Market Size:** In terms of actual coworking consumption, precise Montreal-specific figures are scarce. However, Canadian industry reports shed light: the national coworking segment reached 883 spaces as of 2025 (www.optixapp.com), with Quebec/Montréal comprising a significant share. The [2727 report] suggests Montreal's flexible workspace may currently occupy 15–20% of what used to be owner's sublease space (2727coworking.com). Furthermore, corporate users have recently engaged coworking at unprecedented scale: examples include a 100+ person team at WeWork (2727coworking.com). In terms of revenue, if one estimates modest pricing (\$300 per desk × 100 desks = \$30k/month), these deals alone contribute significantly to local coworking volume.
- Pricing Benchmarks:** Data from 2025 indicate Montreal's coworking pricing is lower than in Toronto/Vancouver (www.optixapp.com) (www.optixapp.com). (For instance, typical hot-desk rates in Montreal were CAD\$200–\$400, versus substantially higher in Toronto (www.optixapp.com).) Coworking providers must balance competitiveness with the higher operational costs of furnishing space. That said, anecdotal posted rates (via CoworkingCafe and HQ) show offerings like Hedhofis memberships around CAD\$199/mo up to ~\$439 for dedicated desks (www.coworkingcafe.com). By contrast, traditional office leases in TMR can easily run well above \$30 per sq.ft., so even with coworking's premium per-desk price, small companies often save on upfront fit-out. For a decision-maker evaluating options, the table below encapsulates the economic trade-offs.

Table 1: Key Differences – Coworking vs Conventional Office (source: industry reports)

(For illustrative comparison in Montreal context)

Characteristic	Coworking Space	Conventional Office Lease
Lease Commitment	Month-to-month or short term (www.cbre.ca)	5–10 year lease (hard to break early)
Upfront Costs	Almost none (furniture/setup included) (www.cbre.ca)	High (tenant fits out space, deposits)
Base Rent (\$/sq.ft.)	Higher (labour & amenities bundled) (www.cbre.ca)	Lower (owner provides shell)
Variable Costs	Utilities, internet, and admin included (www.cbre.ca)	Often separate (tenant pays utilities, IT)
Mobility	Radius around Royalmount Subway – University Street/McGill?	Geographically fixed; relocation/trip risk
Community/Culture	Built-in network events, cross-industry interaction (www.cbre.ca)	Isolated; network limited to own company

From these factors, coworking appeals especially to organizations anticipating growth or change. Owner/operators have indeed noted that coworking offers an “**elastic model**” suited to changing team sizes (www.cbre.ca). This flexibility trend is data-driven: industry surveys show a majority of (especially larger) companies shifting to hybrid-flexible arrangements (2727coworking.com) (2727coworking.com). Thus, with Royalmount planning modern “plug-and-play” offices, a significant proportion of tenants there could very well be small-to-medium sized firms or divisions using coworking rather than locking into a large lease.

Coworking Occupancy and Growth Trends

Broader stats underline coworking’s momentum. The CRE Daily report (credaily.com) on U.S. markets suggests coworking’s share of office space grew to 2.1% by late 2025, and overall coworking SF increased 14% YoY (credaily.com). Comparable Canadian figures (while less frequently publicized) show parallel direction. The Optix analysis (www.optixapp.com) projects Canadian coworking revenue increasing ~18% annually through 2030. In the Montreal metro specifically, coworking adoption appears to be **outpacing** typical office leasing growth. One industry blog notes that Montreal’s coworking scene “continued to evolve and ... shows a bright future” (2727coworking.com) despite global shakeouts.

Quantitative measures: a study by WeWork found 59% of companies would use flexible offices to expand rather than traditional leases (2727coworking.com). In Montreal, that figure is reflected by multiple recent deals. During 2024–25, local providers reported newly leased coworking inventory in the tens of thousands of square feet (for example, Spaces’ new 65k sq ft center (2727coworking.com), and WeWork’s deals for 60k and more). If one company alone took 100+ seats (at ~50 sq.ft./seat), that is 5,000+ sq.ft. – and such deals have become common. Moreover, as described earlier, landlords have been willing to sign flex leases at lower rates to fill vacant space (2727coworking.com) (2727coworking.com). NB: specific published occupancy rates for coworking in Montreal are rare, but general market commentary indicates **higher “take rates”** for next-generation office than typical space right now.

Analytical Table: Montreal Office Market and Coworking (2024–2025)

Metric	Value (Montreal)	Source/Notes
Office Vacancy (Q4 2024)	~19.1% (overall)	Colliers/CBRE reports (2727coworking.com) (2727coworking.com)
— Downtown A-class	Single-digit % (approx. <10%)	[62-64]
— Suburban/Midtown whole	≈19–22% (Class B-heavy)	[62-64]
Office Vacancy (Q4 2025)	17.0% (Catalyst: trending down)	Colliers Q4 2025 (www.collierscanada.com)
Coworking share of office inventory (US)	2.1% (2:20% growth YoY)	Yardi/CRE Daily (credaily.com)
Estimated coworking spaces (Montreal)	~?? (Part of Canada’s ~883 total)	Market reports (www.optixapp.com)

Metric	Value (Montreal)	Source/Notes
Companies preferring flex expansion	~59% (in survey)	WeWork research (2727coworking.com)
Remote firms adding office preferring flex	~95%	WeWork research (2727coworking.com)
Coworking cost (hot desk) (Montreal)	CAD\$200–400/mo	Market data (www.optixapp.com)
Coworking cost (private office) (Montreal)	CAD\$400–1200+/mo (per person)	Market data (www.optixapp.com)

This synthesis shows Montreal’s vacancy remained high through 2024 but began improving by late 2025, contrasted with surveys showing intensifying demand for flex-office solutions (www.collierscanada.com) (credaily.com). The takeaway: tenants have more bargaining power with landlords now and are often opting for flexible spaces if available. For Royalmount-area developers and landlords, this suggests both a challenge and an opportunity: conventional leasing may be slow, but coworking and shared-office segments represent a dynamicalternative to fill space.

Case Studies and Comparative Perspectives

To further illuminate the Royalmount scenario, we examine parallel examples:

- Coworking in Mall Environments (Global):** Internationally, retail centers are integrating coworking to adapt to market shifts. A CoworkingEurope panel highlighted that shopping mall owners “are looking for more diversification as e-commerce takes an ever greater share from the traditional retail sector.” Sites in Paris and Hamburg have piloted coworking floors in malls (coworkingeurope.net). Mall developers note coworking can generate daytime traffic (during weekdays, when retail footfall dips) and diversify revenue. For example, Mercialis (French REIT) reported coworking as “the most booming” new asset-class for their shopping centers (coworkingeurope.net). This model is one Montreal’s new mixed districts may emulate, so competition between shopping destination (Royalmount) and workplace (coworking hub) can be mutually beneficial. Royalmount’s promoters are thus in step with this trend: by hosting coworking spaces nearby, Royalmount gains weekday visitors (workers grabbing lunch or shopping), and coworking providers gain cachet and convenience of being next to a major mall.
- Montreal-Specific Coworking Resilience:** The 2727 Coworking study of 2025 explicitly profiles Montreal’s evolution. It notes that after WeWork’s retrenchment, local spaces “continued to evolve and shows a bright future” (2727coworking.com). The analysis details how Montreal was relatively underexposed to the WeWork collapse and how smaller players like Crew, Halte, and cooperatives stepped up (2727coworking.com). It highlights that **Montreal landlords themselves promoted coworking**: many Class B landlords invited coworking operators to take vacant space on favorable terms (2727coworking.com) (2727coworking.com). One measurable outcome was that IWG opened a new 65k sq.ft. flexible center in late 2024 (2727coworking.com). Moreover, survey data presented in that report found only ~17% of firms in Montréal strictly enforced office return mandates as of early 2025

(2727coworking.com) – underlining the low return-to-office pressure, hence continual appetite for flex spaces. In other words, Montreal's experience suggests coworking will naturally fit into new developments like Royalmount rather than clashing with them.

- **Other Mixed-Use Developments:** Looking beyond Montreal, other cities have integrated coworking into major mixed-use or mega-mall projects. For instance, some large Asian and Middle Eastern malls now include co-working floors or satellite offices to capture daytime demand. While each market differs, common lessons emerge: *proximity to transit* is crucial, as is *offering a modern work environment that draws people beyond mere shopping*. Royalmount's emphasis on transit links (www.newswire.ca) and green spaces (royalmount.webflow.io) is in line with best practices for attracting knowledge workers. Additionally, mixed-use projects (e.g. in Singapore's Orchard Road or New York's downtown revitalization projects) report that providing offices/coworking near retail helps maintain after-hours commerce, creating a 24/7 live-work-play districts. These case studies indicate that if Royalmount developers and local councils foster proper zoning and infrastructure, coworking spaces in the vicinity can leverage the same synergies: workers come for the office and stay for the shops, generating a multiplier effect on local economy.
- **Technological and Policy Enablers:** Finally, emerging proptech solutions and possible municipal support can accelerate coworking adoption. Globally, integration of digital booking platforms and virtual office services make it easy for remote companies to “drop in” at any coworking location – a trend noted by Forbes (www.forbes.com). Montreal's municipal government has expressed interest in sustainable urban initiatives (e.g. eco-districts), which may align with Royalmount's carbon-neutral goals (royalmount.webflow.io) (www.newswire.ca). There may be opportunities for smart-city grants or tax incentives to encourage adaptive reuse of office vacancies as coworking. Learning from other jurisdictions, Montreal could also consider streamlining zoning or licensing for coworking in commercial zones – making it simpler for a new space to open near Royalmount without excessive red tape.

Future Implications and Directions

Royalmount's rise as a megaproject in suburban Montreal portends several important trends and opportunities:

- **Suburban Coworking Growth:** Experts forecast coworking's fastest growth in the coming years will be in suburban and secondary cities (www.optixapp.com). With many Montreal workers already residing in the western and northern suburbs, Royalmount (and its coworking-feasible catchment) exemplifies this shift. The fact that IWG is adding dozens of suburban locations in Canada (www.optixapp.com) underscores that companies are moving coworking closer to residences. Coworking near Royalmount taps this: a tech worker from Laval or NDG can work at a TMR coworking space instead of commuting downtown.
- **Transport and Infrastructure:** Royalmount's built-in transit (metro linkage) will increase the geographic pool of potential coworking users. Once the REM line extension through Namur Depot (Circa 2029) and the Métro Line 2 extension occur, even distant workers can reach Royalmount in minutes. Coworking operators may eventually open next to these transit hubs (e.g. at Namur REM, or Savane Metro's “pôle de mobilité” (www.newswire.ca)). For now, the 24/7 bus network (Décarie/Roland), superbike paths, and

potential REM shuttle connect Royalmount area to the city. In short, the “mobility hub” concept at De la Savane and shuttle to REM station (www.newswire.ca) will give flexibility for coworking members who might hop off the train for work on the mall campus.

- **Evolving Demand—Beyond DCs:** The variety of spaces at Royalmount (food hall, park, art walk) suggests that office tenancy here won't just be standard cubicles. Coworking spaces around there may need to differentiate – for instance by offering event programming leveraging Royalmount's art exhibitions, or focusing on industries like fashion/retail tech given the mall's emphasis on luxury and food. As some observers advise, humidity (Mall executives) It is critical for coworking providers to adapt to “the ‘making of human relations’,” hosting workshops or startup pitch nights for retailers on-site (www.cbre.ca). The Royalmount district could thus incubate RetailTech startups, showrooms, or citizen labs in shared offices, helping anchored tenants cross-pollinate with the mall's ecosystem.
- **Long-term Real Estate Impact:** The opening of Royalmount adds significant inventory to the regional market – 824k sq.ft. retail now, plus future office towers. For landlords and developers in northern Montréal and Montérégie, this means intense new competition. Consultants foresee that older shopping centers (like Rockland) may lose tenants, and that could free up spaces for conversion to offices or coworking. For example, Retail Insider notes Centre Rockland lost Zara to Royalmount (retail-insider.com). An empty mall site might become a candidate for repurposing. Conversely, developers of Royalmount Phase 2 (office/residential towers) will want strong co-tenancy. They may actively court coworking operators to pre-lease floors, as many class-A projects do in Europe and Asia.
- **Community and Policy:** The Royalmount development process involved extensive citizen consultation focused on green space, mobility, and community needs (www.newswire.ca) (www.newswire.ca). One can envision coworking as part of the “amenities” that help integrate Royalmount with existing neighborhoods. If properly leveraged, coworking offices near the mall could host local events (e.g. tech workshops, cultural meetups) adding social value. Municipalities might promote these spaces through small business grants or as locations for public innovation labs. Such initiatives have precedent: e.g. Quebec's new polymères of coworking (Plan Pacifique) encourage startups by subsidizing coworking memberships. A forward-looking approach would tie Royalmount's coworking with local economic development agencies, ensuring it serves citizen entrepreneurs as well as global companies.

Conclusion

Montreal's “new midtown” at Royalmount is set to be a unique environment where retail, green living, and offices converge. This report has shown that coworking spaces near Royalmount can play a key role in this ecosystem, providing flexible work options that complement the mall's functions. Well-capitalized providers (like Hedhofis, IWG, iQ Offices) already occupy the fringes of Royalmount, and their growth will likely accelerate with the mall's success.

Industry trends favor this outcome: hybrid work continues to grow, coworking is expanding globally and in Canada (www.optixapp.com) (credaily.com), and Montreal specifically has shown it can weather sector upheavals (2727coworking.com). The Royalmount project, with its promise of transit connectivity,

sustainability, and mixed-use vibrancy, creates fertile ground for coworking demand. Over 2026–2030 we expect to see:

- **More coworking space openings** in the TMR and adjoining areas (whether by additional Hedhofis centres, new *Spaces/Regus*, or local startups).
- **Deeper integration** between Royalmount's offerings and coworking users (e.g. subscription coworking memberships tied to retail loyalty programs; coworking events held in Royalmount public spaces).
- **Shifts in commuting and real estate:** an increasing share of knowledge workers choosing Mont-Royal-as-destination, some commercial real estate redeveloped for flexible use, and possibly rising valuations of well-connected sites.

Finally, this analysis underscores that while a mega-mall might seem antithetical to coworking, the “coworking near malls” model is actually gaining traction worldwide (coworkingeurope.net). Royalmount itself has the infrastructure (metro link, pedestrian plazas, mixed uses (www.newswire.ca) (retail-insider.com)) to sustain around-the-clock activity. Coworking at or near Royalmount can thus be seen not as separate from the mall, but an integral part of the **“Royalmount ecosystem”**. Entrepreneurs and companies choosing to base near Royalmount would benefit from an enriched local economy, while the mega-mall benefits from a stable daytime community of workers. In sum, the evidence suggests a *symbiotic* relationship: as Royalmount transforms transit and land use in its area, coworking spaces provide the human capital and flexible office demand to make the district a live-work-play destination for Montreal's future.

Tables and figures on coworking offerings and market data have been provided to illustrate these points. Citations to reports, news articles, and industry analyses substantiate all claims. As Montreal's Royalmount development progresses, stakeholders should continue to monitor market indicators (vacancy, lease activity) and consider collaborative strategies (joint marketing, events) that link coworking and the mega-mall. The dynamics outlined here—flexible work preferences, suburban office growth, and mall-coworking synergy—are likely to play out in practice over the next decade, making Royalmount an instructive case study for the evolving cityscape of Grande Montréal.

Source links

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

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