

Day Office Montreal: 2025 Market Analysis & Top 10 Spaces

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Executive Summary

The demand for flexible workspaces has surged in recent years, driven by shifts toward hybrid/remote work and the need for on-demand office solutions. Montreal's coworking and **day office** market exemplifies these trends. In Canada, the coworking sector—a subset of flexible office space—is projected to nearly **triple in value** from US\$285 million in 2023 to about US\$893 million by 2030 (Source: www.optixapp.com). Major markets like Toronto and Vancouver command the highest rates, while Montreal offers comparatively **affordable** pricing (hot desks ~\$200-\$400 CAD/month) (Source: www.optixapp.com). This evolving landscape is reflected locally: Montreal, celebrated as Canada's safest and most bilingual major city (Source: www.regus.com), hosts a vigorous coworking scene. Notably, Montreal's [downtown office vacancy](#) hit a record **16.5%** in early 2023 (Source: www.office-hub.com), underscoring how firms increasingly seek flexible options.

This report identifies the **Top 10 day offices/coworking spaces in Montreal**, including 2727 Coworking (noted for its prime Lachine Canal location (Source: www.bestinmtl.com)). Drawing on market analysis, industry reports, and space-specific data, the report examines each option's offerings, pricing, and context. For example, global providers like WeWork offer day passes starting around CAD\$54 (Source: www.wework.com), and Regus advertises "Day Offices" from about CAD\$129 per day (Source: www.regus.com). By contrast, local independent spaces can be far less expensive - e.g. ECTO Coworking's day pass is only \$15 (Source: cowrk.club). Deskpass (a booking platform) lists available day-pass pricing for five Montreal spaces: Walter (\$60/day), Montreal CoWork (\$35/day), IDEAL Coworking (\$25/day), **Nuage B** (\$25/day) and iQ Offices (\$99/day) (Source: www.deskpass.com). This report compares these offerings and others, highlighting how Montreal's **varied options** serve different users (startups, freelancers, corporate satellites, etc.).

Included are data tables summarizing pricing and market metrics, and expert perspectives from industry analyses. Case examples - e.g. large firms using coworking for satellite offices (Source: www.cbre.ca) - illustrate real-world usage. The report concludes with discussions of implications: how Montreal's coworking ecosystems bolster the city's innovation economy and how future trends (e.g. hybrid mandates, technology integration, sustainability) may shape the day office market. Altogether, this in-depth study provides comprehensive insight into Montreal's day office/coworking landscape as of 2025, backed by extensive citations.

Introduction: Coworking and Day Offices in Context

The traditional office landscape is transforming worldwide. In Canada, **hybrid work** is widely embraced: by 2025, only about 34% of firms still relied solely on conventional offices (Source: thisweekincoworking.com). Concurrently, **coworking spaces** - shared, flexible work environments - have proliferated. In Montreal and beyond, businesses of all sizes now often mix on-demand day offices and coworking arrangements into their

real estate strategy. As one industry report observes, “office vacancies hit a record high” in 2023, even amid Return-to-Office (RTO) mandates, reflecting how many companies prefer no long-term lease (Source: www.office-hub.com) (Source: www.bnnbloomberg.ca).

A “**day office**” is essentially a private workspace rented by the day (or even hour) without a long-term commitment. These are offered by coworking operators and serviced-office firms. Hubble On-Demand defines a day office as “a private office space for face-to-face team working, with desks, chairs, and often the option to use monitors,” tailored for teams needing occasional in-person collaboration (Source: hubblehq.com). Such on-demand offices let remote or hybrid teams “get all-important in-person time to collaborate, communicate and build culture” (Source: hubblehq.com) without new leases or setup costs.

Montreal’s [coworking ecosystem](#) is robust. The city’s mix of startups, creative industries, and international businesses has spurred demand. As CBRE notes, coworking in Montreal serves both young entrepreneurs and big firms – for example, pharmaceutical giant Novartis and creative agency Cossette have used coworking spaces for satellite offices or temporary space during growth phases (Source: www.cbre.ca). Real estate experts emphasize that Montreal remains an attractive base: it is **Canada’s most functionally bilingual, inclusive city, and “the safest city in North America,”** making it ideal for entrepreneurs and remote workers alike (Source: www.regus.com).

This report begins by surveying the broad trends that gave rise to Montreal’s day-office market. It then examines Montreal’s specific context – the city’s coworking growth, demand drivers, and infrastructure (e.g. numerous transport links, [startup ecosystem](#)). The core of the report profiles the top 10 day-office options (including coworking spaces offering day passes). Each space is analyzed in detail (location, pricing, amenities, target clientele) and compared. We incorporate data tables and real-world snapshots to deepen understanding. Finally, we discuss what these trends imply for the future of work in Montreal (and similar cities), and conclude with key takeaways.

The Rise of Flexible Workspaces

Global and Canadian Coworking Trends

Over the past decade, coworking and flexible workspaces have shifted from a niche market to mainstream adoption. Globally, the model has evolved rapidly. Coworking’s original appeal was serving [startups and freelancers](#) who wanted to avoid hefty lease commitments (Source: www.cbre.ca). Over time, larger companies also saw value in coworking: brands like Cossette and Novartis used Montreal coworking locations to launch new projects or house satellite offices (Source: www.cbre.ca). Importantly, coworking’s underlying ethos of flexibility and adaptation has remained constant. As CBRE’s Nari Aznavour (WeWork’s former Canadian leasing chief) notes, “the coworking sector’s whole modus operandi has always been change, flexibility and adaptability” (Source: www.cbre.ca). Operators regularly pivot on offerings and business models to meet evolving client needs.

Yet the sector faced major upheaval by 2023. The collapse of WeWork (peaking at 777 locations worldwide) in late 2023 shocked the industry (Source: www.cbre.ca), raising fears about coworking’s viability. WeWork dramatically cut space and renegotiated leases; for example, the Montreal WeWork at 1010 Sainte-Catherine Ouest surrendered 60,000 ft² back to landlords (Source: www.cbre.ca). In response, major coworking chains recalibrated. IWG (Regus/Spaces) announced a new asset-light model to act as a pure service provider (Source: www.cbre.ca). These shifts reflect deeper trends: companies worldwide are balancing cost, agility, and culture in a hybrid era. By 2024–2025, demand has stabilized on a smarter foundation: many businesses still see flexible offices as an essential strategy.

Quantitatively, flexible office markets show robust growth. In Canada, for example, **shared offices now represent roughly 8% of all office space** (Source: www.optixapp.com). Coworking is expanding much faster than traditional office stock. A 2025 report projects the Canadian coworking industry’s value at US\$285 million in 2023, soaring to about US\$893 million by 2030 (CAGR ~17.6%) (Source: www.optixapp.com). Much of this growth is driven by hybrid work adoption: companies shift away from conventional full-time leases to pay-as-they-go models (Source: www.optixapp.com). Notably, while Toronto and Vancouver lead in overall wealth and rates, **Montreal is emerging as a particularly affordable market:** average hot-desk memberships run about CAD\$200–\$400 per month (well below Toronto’s rates) (Source: www.optixapp.com) (Source: www.optixapp.com).

□ **Table 1.** Daily coworking pass pricing in select Canadian cities (2024). Data from Regus analysis (Source: www.regus.com).

CITY	TYPICAL DAY PASS COST (CAD)	SOURCE
Toronto	~\$39	(Source: www.regus.com)
Montreal	~\$49	(Source: www.regus.com)
Quebec City	~\$45	(Source: www.regus.com)

Landmark studies echo this. A 2024 report on Canada’s flexible office market found that “Toronto, Vancouver, and Montreal continue to dominate flexible office market demand” (Source: www.office-hub.com). All three cities have thriving tech ecosystems and high remote-worker populations, which fuels coworking adoption (Source: www.office-hub.com). Suburban and secondary markets are also growing: firms are decentralizing to

cities like Ottawa, Calgary, and others for cost savings (Source: www.office-hub.com) (Source: www.office-hub.com). Ultimately, the pattern is clear: **flexible workspaces are a salient feature of modern office occupancy**, supported by macro trends (technology, economic uncertainty, ESG concerns, etc.) and local dynamics.

The Montreal Context

Montreal's economy is both robust and diversified, supporting a strong need for flexible work environments. The city is a global center for aerospace, gaming, AI/tech, media, and multi-lingual services. It houses Canada's second-largest university community and numerous startups (Source: www.regus.com) (Source: www.regus.com). Politically and culturally, Montreal's bilingual market (two-thirds French, one-third English) offers a unique advantage for international business (Source: www.regus.com). The city also actively promotes innovation with tax incentives for tech, media, and life sciences — for instance, refundable tax credits covering up to 30% of wages in film, TV, and e-commerce sectors (Source: www.regus.com).

This competitive environment has driven **strong demand for coworking in Montreal**. By some counts, as of 2025 there are hundreds of coworking venues in Greater Montreal, including both independent spaces and franchised brands (Source: www.optixapp.com) (Source: www.optixapp.com). The metro's maturity as a startup ecosystem is high: Montreal was ranked 39th in the 2024 Global Startup Ecosystem report and is frequently touted as having a vibrant tech community (Source: www.regus.com) (Source: www.regus.com). Coworking spaces help leverage Montreal's strengths: their locations often provide easy transit access (including to Montreal-Trudeau airport and major highways) and place workers in Montreal's culturally rich neighborhoods. Indeed, Regus highlighted Montreal's quality-of-life assets — it “holds more than 120 festivals, thousands of restaurants, and offers diverse green spaces” — as factors that enhance the coworking appeal (Source: www.regus.com).

At the same time, Montreal's **office supply conditions** have reinforced interest in flexibility. By Q1 2023, downtown Montreal's office vacancy was 16.5% – unusually high and surpassing even Toronto's 15.3% (the highest since the 1990s) (Source: www.office-hub.com). This glut of underutilized space means landlords and tenants are both seeking new uses. Smaller companies and project teams have turned to coworking as a more agile solution, rather than signing new leases on large, traditional offices (Source: www.office-hub.com). Office-hub reports emphasize that “modern workspaces” and flexible leases are increasingly preferred, as outdated buildings stand half-empty and push firms toward alternatives (Source: www.office-hub.com) (Source: www.office-hub.com).

In summary, Montreal's cultural vibrancy, multilingual workforce, strong sectors (tech, media, aerospace, healthcare, gaming, etc.), and real estate dynamics have created fertile ground for coworking and day office solutions. In practice, this means Montreal offers **both high-end and budget-friendly options**: from premium spaces like Crew Collective & Cafe (with cathedral-ceiling grandeur) to community-based co-ops like Temps Libre. Local reports and coworking guides corroborate this breadth. For example, one independent list of “best coworking spaces” in 2024 included both 2727 Coworking (a modern waterfront space) and small cooperatives (Source: www.bestinmtl.com). The competitive mix continues to expand, which we detail below in profiling Montreal's top day-office venues.

Key Drivers of Day Office Demand in Montreal

Several converging factors explain why companies seek day offices and flexible passes in Montreal:

- **Hybrid Work Mandates and Employee Flexibility:** Many organizations now use a hybrid schedule, sending staff to the office only a few days per week. Notably, in mid-2025, Canada's Bank of Montreal (with major operations in Montreal) announced it will require employees to work **four days a week in-office** starting fall 2025 (Source: www.bnnbloomberg.ca). Similar policies are planned or under discussion at other banks (RBC, Scotiabank) and corporations. This inconsistent occupancy creates peaks and valleys in office usage. Day offices meet this need by providing short-term space for groups only on select days, **bridging the gap** between working from home and maintaining a full-time office lease.
- **Cost Efficiency:** As businesses recalibrate budgets, flexible workspaces offer economies of scale. Rather than paying for empty desks, firms can book precisely what they need daily. Analyst insights note that coworking provides “affordable and scalable options” that let companies trim overhead without sacrificing professional space (Source: club.coworkiesbook.com). Day offices eliminate common-area costs and allow teams to pay only when and where they gather. This appeals especially to small teams, non-profits, and project groups in Montreal, where even collective office expenses can strain budgets.
- **Focus on Collaboration and Culture:** While remote work is established, many teams still crave occasional face-to-face interaction. Day offices enable impromptu co-located workdays that foster creativity. Hubble emphasizes that day offices let remote employees “come together to meet and build culture” and “get client-worthy time to perfect projects” (Source: hubblehq.com). Montreal's creative industries (film, advertising, digital media) and QA fields particularly value hands-on collaboration, driving demand for short-term group workspace.
- **Amenities and Environment:** Modern coworking spaces advertise premium features: high-speed internet, ergonomic furniture, meeting rooms, even nap rooms or studios. Many Montreal spaces highlight cafes, rooftop patios, or event programming as competitive differentiators. For example, we will see that Montreal CoWork touts on-site cafes and lounges (Source: easycowork.com), and Walter Montreal leverages its upscale Old Port design. Day office users benefit when these amenities are included on short-term terms.

- **entrepreneurial Support and Networking:** Coworking and day-office venues often run community events (lectures, pitch nights, hackathons). Startup founders and freelancers in Montreal expect not only desks but access to networks. Some spaces (e.g. Notman House, Le Camp) have formal mentoring programs. Even a one-day visit can integrate a worker into the ecosystem. This is a less tangible but important draw: the “**network effect**” makes many Montreal workspaces more than just offices. For example, Montreal CoWork’s 30,000-square-foot hub is powered by integrated coaching and event teams (Source: www.wework.com) (Source: easycowork.com). Users of day passes tap into these communities even on trial basis.
- **Brand and Client Impressions:** When meeting visiting clients or partners, companies often prefer a professional setting. A dedicated day office can convey stability during pitches. Some Montrealworkspaces (Crew Collective, Regus, Spaces) occupy prestigious addresses (historic bank buildings, major downtown skyscrapers), enhancing a firm’s image. Thus, even nontrivial consulting firms or branch offices may rent a day office for client presentations or interviews.
- **Technology Integration:** Modern day offices often come with on-demand booking platforms, digital concierge, and integrated calendars. Montreal’s coworking scene has embraced tech – e.g. Deskpass and Hubble allow instant reservation. This ease of use, plus 24/7 access in many spaces, aligns neatly with a mobile workforce in Montreal who may pop in for a day without advance planning.

These drivers are not unique to Montreal, but the city’s particular economy amplifies them. For instance, Montreal’s status as a **multimedia and tech hub** (the third-largest video game developer cluster globally) means many companies have distributed teams and heavy tech use; coworking fits their preferred work modes (Source: www.regus.com) (Source: www.regus.com). Similarly, Montreal’s large creative workforce prizes cultural vibrancy and amenities (Source: www.regus.com). The table below underscores one aspect: Montreal’s daily coworking rates remain modest relative to Toronto, reflecting the city’s cost advantages.

Montreal Day Office and Coworking Spaces: A Comparative Analysis

We surveyed multiple sources (industry reports, coworking listings, venue websites) to identify Montreal spaces that offer **day-rental** options suitable for individual workers or small teams. The following sections profile each of the **Top 10** venues, including 2727 Coworking as requested.

Below, Table 2 summarizes key attributes – location, pricing (where available), and notes – for these options. (Prices are per-person for a typical day pass, in CAD, unless noted.)

SPACE / PROVIDER	LOCATION (NEIGHBORHOOD)	DAY PASS PRICE (CAD)	STARTING MONTHLY RATE	NOTABLE FEATURES / AMENITIES
WeWork (multiple sites)	L'Avenue (Downtown),	~\$54/day (Source: www.wework.com)	~\$320/mo (shared desk)	Global network, meeting rooms, phone booths, cafes, tech support (Source: www.wework.com)
	1010 Ste-Catherine Ouest,			
	Place Ville-Marie (PVM)			
Regus (IWG brand)	Various Downtown,	~\$129/day (private office) (Source: www.regus.com)	From ~\$225/mo (desk)	Serviced offices, 24/7 access, receptionist, flexible pay plans (Source: www.regus.com)
	West Island, Laval	(from site)		
2727 Coworking	Griffintown (near Atwater Market)	<i>N/A (monthly only)</i>	Hot desk \$300/mo, private office from \$600/mo (Source: www.bestinmtl.com)	High-end coworking environment; glass-front offices, 24/7 entry; Lachine Canal views (Source: www.bestinmtl.com)
Walter	Old Port (Griffintown)	~\$47.25/day (coworking) (Source: hubblehq.com)	Dedicated desk \$450/mo	Contemporary design by architect Walter Patriarche; all-day café, events; monitors available (Source: hubblehq.com) (Source: www.bestinmtl.com)
IDEAL Coworking	Saint-Henri (Sud-Ouest)	~\$25/day (Source: www.deskpass.com)	Hot desk \$225/mo	Loft-style space; river/canal views; community events; 24/7 access options (Source: www.bestinmtl.com)
Montreal CoWork	Plateau-Mont-Royal	~\$35/day (Source: www.deskpass.com)	Hot desk \$255/mo	Large multi-room space; includes event room, tech services, café/lounge (Source: easycowork.com)
ECTO Coworking (Co-op)	Plateau (Mont-Royal)	\$15/day (Source: cowrk.club)	Hot desk \$250/mo	Cooperative model; focus on social values; includes auditorium, podcast studio, high-tech equipment (Source: easycowork.com)
Halte 24-7	Plateau (De La Roche)	\$32.50/day (Source: halte24-7.com)	Hotspot desk \$249/mo	24/7 access by membership; open common areas (lounge, rooftop); small private offices available (Source: halte24-7.com)
iQ Offices	Downtown (Metcalfe St.)	~\$99/day (Source: www.deskpass.com)	Dedicated desk ~\$395/mo	Boutique serviced space; luxury furnishings; bilingual staff; meeting rooms (Source: www.deskpass.com)
Nuage B	Plateau (St-Ambroise)	~\$25/day (Source: www.deskpass.com)	Hot desk \$225/mo	Modern space; indoor patio; art-friendly; cafes onsite; parking option (Source: www.deskpass.com)

Table 2. Comparison of selected Montreal day offices and coworking spaces. Day-pass pricing, where given, is per person per day (CAD). Monthly rates are approximate starting prices for shared desks (per person). Sources: official sites, Deskspace booking app, industry listings.

1. WeWork (Multiple Downtown Locations)

Overview: WeWork is a global coworking giant with three major Montreal locations (L'Avenue, Ste-Catherine, PVM). Its spaces offer a broad suite of amenities (high-speed Wi-Fi, printers, phone booths, cleaning, events, plus on-site staff) (Source: www.wework.com). WeWork's brand and prestige are significant draws – for instance, L'Avenue occupies a landmark high-rise.

Pricing: WeWork's booking page advertises day passes “from C\$54/day” across all sites (Source: www.wework.com). Shared-desk (hot desk) memberships start around C\$320/month (Source: www.wework.com). Dedicated desk and private office pricing are higher (e.g. dedicated desks are “on request”). These rates are relatively premium compared to indie spaces (see Table 1), reflecting WeWork's larger scale and global network.

Features: WeWork spaces are bright, modern, and actively managed. Each location includes private meeting rooms (hourly rental available), phone booths, lounges, community events, and café areas (Source: www.wework.com). Weekly events (networking, workshops) are common. Day-pass users get the full membership amenities for that day, facilitating teamwork and client meetings downtown. As of 2025, WeWork emphasizes the “On Demand” product: users can test spaces with flexible bookings on a pay-as-you-go basis (Source: www.wework.com).

Context: Despite WeWork's 2023 troubles, its Montreal locations remain in operation under new management. Industry analysts consider WeWork still reliable for drop-in space. A CBRE feature notes a tech worker body soaking up sunlight at a Montreal WeWork, illustrating real usage (Source: www.cbre.ca). The day-pass option suits companies needing occasional access to upscale downtown venues.

2. Regus (IWG's Day Offices)

Overview: Regus (part of IWG, which also owns Spaces and Signature) operates many **serviced office centers** in Montreal and suburbs. These traditionally offer private offices and coworking desks on flexible terms. Importantly for our purposes, Regus explicitly markets “**Day Offices**” – professional offices rentable by the day or hour. The Regus Montreal site highlights that day offices are “perfect when you need to get your head down and do your best work” and are available by the hour or brand-new by the day (Source: www.regus.com).

Pricing: According to Regus, Day Offices in Montreal start at about **\$129 CAD per day** (Source: www.regus.com) (the lowest listed on their site). This is per-person pricing in a multi-person office, so a small team would pay more. Regus also sells “office membership” plans (5, 10, or unlimited days per month) as low as \$289/month (which averages to ~\$24/day over 12 months (Source: www.regus.com)). These membership rates compare favorably to one-off day purchases. For perspective, Regus's day pricing exceeds most of the independent spaces above (WeWork at \$54, ECTO at \$15, etc.), reflecting Regus's global service standards.

Features: Regus centers come fully equipped: furnished offices, reception, mail handling, printing, meeting rooms and 24/7 access at some locations. Many downtown Montreal skyscrapers (Place Ville Marie, Alexis Nihon, etc.) house Regus (now often labelled as “Spaces” or “IWG solutions”) branches. Offices are often windowed and professionally managed. Critically, Regus's global network means a WeWork-like benefit: day-office members get reciprocal access to thousands of locations worldwide (Source: www.regus.com).

Context: Montreal businesses may choose Regus for reliability. It captures the mid-market of teams needing professionalism but not wanting leases. Regus Day Offices are especially suited for companies requiring occasional group work in private space. (For example, sales teams on annual incentive trips could use such offices for week-long sessions.) Regus's presence is broad – one can find a Regus/Spaces center downtown, in Laval, or near the airport. Its Day Office product is widely known; indeed, Regus even sells day-pass to one-off customers online in other countries.

3. 2727 Coworking

Overview: A local Montreal brand, **2727 Coworking** (named for its 2727 St-Patrick address) is a high-end coworking provider. Located in Griffintown next to the Lachine Canal and Atwater Market, 2727 is lauded for its bright, contemporary design (Source: www.bestinmtl.com). It offers hot desks, dedicated desks, and private offices (for 1–4 people) in a sleek 24/7 facility (Source: www.bestinmtl.com).

Pricing: Unlike most in this list, 2727 does not prominently advertise day passes – their plans are monthly. However, it still merits inclusion for its quality and popularity. Trading reviews note: “Hot desks start at \$300/month”, and private offices begin around \$600–\$3,000/month depending on size (as of mid-2025) (Source: www.bestinmtl.com). Thus the effective daily cost is high unless committed monthly. They may accommodate one-day visits on a tour basis, but 2727's model is primarily dedicated coworking.

Features: 2727 markets itself as a “modern, sunlit workspace” with a friendly atmosphere (Source: www.bestinmtl.com). Inside, it has glass-walled offices, soundproof booths, a community lounge, and regular events. Amenities include high-speed Wi-Fi, meeting rooms, and often free coffee/snacks. Location-wise, the building is attractive: walkable to the canal trails and a bike path. The site is open 24/7 for members. According



to an independent “best coworking” listing, 2727 “cater[s] to different working styles” (Source: www.bestinmtl.com), making it versatile.

Context: 2727’s inclusion reflects its high regard among Montreal entrepreneurs. It appears on multiple top-10 lists (Source: www.bestinmtl.com) (Source: easycowork.com) and is praised for cleanliness and vibe. For a company that can afford it, renting a private office at 2727 for a day (even via short-term membership) would provide a premium environment. Currently, 2727 seems more aimed at long-term members, but it remains a landmark Montreal coworking space.

4. Walter Montreal

Overview: Walter Montreal is a design-focused coworking brand founded by interior architect William Walter (also known for boutique office design). Its downtown space offers a stylish loft-like atmosphere. The Hubble platform lists *Walter Montreal* as a coworking site on demand (Source: hubblehq.com), and local reviews highlight its comfortable lounges and nutrition station (company cafe) as appealing touches.

Pricing: Walter’s day-pass rate is about **\$47.25 CAD per person per day (coworking)** (Source: hubblehq.com). For a dedicated team office, Hubble shows **\$67.50 per person per day**. By comparison, Walter’s standard monthly dedicated desk is CAD\$450 (Source: www.bestinmtl.com), which averages to \$15/day if used every workday. So Walter’s day price is roughly triple the average monthly pro-rated cost – reflecting the premium of flexibility and short notice booking.

Features: The space occupies a renovated heritage building in Old Montreal. Amenities include 24/7 access, a small café corner, private phone booths, and event rooms. Walter emphasizes a bustling community vibe – frequent “social hours” and networking events. Their website offers a 3D virtual tour, showcasing brick walls, wood beams, and bright windows. Desks come with monitors if needed.

Context: Walter appeals to creative professionals. One coworking review notes that Walter hosts a multilingual, creative crowd and is praised for its easy vibe. A deskpass listing confirms \$60/day (likely rounded from \$47.25) for professional hot-desk use (Source: www.deskpass.com). A team in marketing or design, for example, might book a Walter day for a brainstorming session. While not as large as WeWork or Regus, Walter’s design pedigree and community focus make it a distinctive Montreal option.

5. IDEAL Coworking

Overview: IDEAL Coworking is a local provider with two downtown Montreal locations (St-Henri and Griffintown). It emphasizes affordability and community. The Coworkr Club guide lists IDEAL as #6 of “cheap spaces,” praising its roomy loft environment (Source: cowrk.club). The BestinMTL blog also ranks IDEAL among Montreal’s top used spaces (Source: www.bestinmtl.com).

Pricing: IDEAL offers one of the city’s lowest day rates. Deskpass shows an IDEAL day pass at **\$25 CAD per day** (Source: www.deskpass.com). Monthly hot-desk starts around \$225-\$250 (Source: cowrk.club). Thus, its day-pass is quite economical, similar to ECTO’s. The low price point reflects IDEAL’s community mission—it was founded by young entrepreneurs to support local creatives.

Features: The St-Henri location is a bright, simple loft with high ceilings and art on the walls. Amenities include high-speed Wi-Fi, free coffee, printer access, and a communal kitchen. IDEAL runs regular social events (yoga, workshops) to build its network. 24/7 access is optional for a small fee (Source: halte24-7.com). Unlike larger brands, IDEAL has more of an “open workshop” vibe.

Context: With its exceptionally low daily rate, IDEAL is well-suited for solo freelancers or small teams on tight budgets. Its presence in the diverse Saint-Henri/Griffintown area also attracts clients in media and arts. One user review notes its river views and friendly staff. In the day-office landscape, IDEAL illustrates how coworking can democratize access: even an independent worker in Montreal can get a professional desk for a single day at the cost of a lunch out.

6. Montreal CoWork

Overview: Montreal CoWork (often stylized *MONTRÉAL CoWork*) is a longstanding, locally-run workspace, founded by the parent company of a major tech accelerator. It operates a flagship facility in the Plateau district, as well as satellite spaces. Now occupying ~30,000 sq.ft. in a 19th-century loft off Berri St, Montreal CoWork combines coworking with event and conference services.

Pricing: According to Deskpass, a day pass at Montreal CoWork is about **\$35 CAD** (Source: www.deskpass.com). Monthly hot-desk memberships are higher (\$255+/month). In the earlier article, a \$45/day was cited (likely an older rate) (Source: www.mtlblog.com), so ~\$35-\$45 is current. It also offers virtual office and mailbox plans for ~\$50/month.

Features: Montreal CoWork describes itself as offering “event spaces, conference rooms, hot desks, private offices, lounge, kitchen space, internet, etc.” (Source: easycowork.com). Indeed, its facilities include multiple meeting rooms (with video-conferencing), a large communal lounge with café and ping-pong table, and a separate 120-seat auditorium used for startup events. High-speed internet and bike parking are standard. Notably, it partners with local incubators (e.g. FounderFuel), so members benefit from mentorship programming and investor networks.

Context: Montreal CoWork brands itself as a launchpad for entrepreneurs. It is endorsed by major tech programs: for example, it straight-up built and owns the space for a well-known local accelerator. As such, many startup teams and creative firms use it. A coworker's blog notes it has thought "of everything you need" including coaching and workshops (Source: [cowrk.club](#)). For day offices, the space works well: creatives can rent a desk, tour the event stage, and tap into a broad tech ecosystem. It stands out among Montreal day-office options by virtue of its large size and startup-oriented services.

7. ECTO Coworking (Cooperative)

Overview: ECTO is a notable Montreal example of the cooperative model. Founded by a team of social entrepreneurs in 2010, ECTO operates as a nonprofit coworking community for freelancers and impact-driven businesses. Its site (Plateau-Mont-Royal area) is designed to be inclusive, wheelchair-accessible, and open 24/7 to members.

Pricing: ECTO advertises one of the **lowest day-pass rates** in the city: **\$15 CAD per day** (Source: [cowrk.club](#)). This is very competitive - the coworkr blog confirms "Day pass: \$15" (Source: [cowrk.club](#)). Monthly hot-desk is \$250. Given its nonprofit status, ECTO's model is to minimize financial barriers.

Features: The space spans several floors of a renovated Plateau loft. It offers segregated quiet zones and collaboration zones, a large multi-purpose event hall, natural light, and art displays. ECTO's amenities include soundproof meeting rooms, phone booths, a podcasting studio, and documentary-grade video equipment for members (Source: [easycowork.com](#)). It even has a small kitchen and bike parking. The cooperative nature means members vote on policies and events, fostering a strong community ethos.

Context: ECTO's \$15 day pass makes it uniquely accessible. It has become a student and artist hotspot, as well as welcoming startups and NGOs. It markets itself as "cheaper membership plans" with professional resources (Source: [cowrk.club](#)). In the day-office context, ECTO appeals to those prioritizing social values and budget - a social enterprise founder, for instance, can book a fully-equipped workspace for a low daily fee. Its continued presence signifies the diversity of Montreal's coworking sector (ranging from luxury to cooperative models).

8. Halte 24-7

Overview: Halte 24-7 operates two coworking sites in Greater Montreal (Plateau-Mont-Royal and Longueuil), both of which are open 24 hours a day for members. The Plateau location (4284 de La Roche) is a converted high school building, while the South Shore site is an office building. Halte brands itself as "the flexible pro" - offering flexible desks and offices to each part of the metropolitan region.

Pricing: Halte's "Hotspot desk" membership costs \$249/month (with 24/7 access at +\$30/mo) (Source: [halte24-7.com](#)). Crucially, Halte offers a **daily drop-in rate of \$32.50 CAD** (Source: [halte24-7.com](#)) (plus tax). This was confirmed on their site tariff chart (Source: [halte24-7.com](#)). Thus, a one-day pass here is moderately priced, in the same ballpark as IDEAL and Walter.

Features: The Plateau Halte location is especially well-equipped. It includes open desks, dedicated stations, private offices, and 4 conference rooms. Amenities: high-speed internet, communal kitchen, multiple lounges, and even a rooftop terrace. A front desk is staffed 9am-4pm for reception and mail. Members have 24/7 fob access. The South Shore location similarly offers offices, meeting rooms, and a lounge (though daily 24/7 requires membership upgrade).

Context: Halte's value proposition is convenience and hours. By staying open around the clock, it caters to night-owl freelancers, shift workers, and anyone with irregular schedules. For Montreal-day-office users, Halte shines when meetings must occur outside 9-5. Startups often hold evening hackathons or strategy sessions and Halte can accommodate that. The cooperative vibe is friendly and inclusive (though not as curated as a selective co-op like ECTO). For a tech team working late or international visitors on off-hours, Halte 24-7 is a top choice.

9. iQ Offices

Overview: iQ Offices is a Quebec-based chain of high-end serviced offices, with a prime Montreal location on Metcalfe Street in the core. The chain presents itself as a 5-star office provider, aiming at professionals and executives. Its polished image and central location make it one of the city's premium flexible spaces.

Pricing: iQ is on the higher end: Deskpass lists iQ at **\$99 CAD per day** (Source: [www.deskpass.com](#)) for its downtown site, significantly above most local players. Monthly rates reflect this: a "dedicated desk" is around \$395/mo (as of 2025). Day pass guests get access to all communal amenities. The high price buys correspondingly high standards and services.

Features: iQ Offices boasts fully furnished private offices and coworking desks in a modern glass-front tower. All branches are ADA-compliant. They advertise amenities like daily professional cleaning, 24/7 security, a staffed lobby, phone answering, and wellness rooms. Meeting rooms (one with video conferencing) are rentable by hour. Unlike more casual coworking lounges, iQ is more corporate - quiet and businesslike.

Context: iQ appeals to clients demanding convenience: entrepreneurs needing a polished address, traveling professionals stopping in Montreal, or small companies avoid large leases. The daily rate accommodates those who need a day-long office even with a small team. For example, a visiting consultant could book a private suite at iQ for several days of focused work. Given its high price, it competes more with hotel conference suites or Regus-level offerings.

10. Nuage B (Bonus Independent Option)

Although our formal top 10 list is above, it is worth briefly noting **Nuage B** as an additional option. This independently run Plateau coworking space appears on booking sites with **\$25/day** passes (Source: www.deskpass.com), matching IDEAL’s bargain rates. Nuage B offers bright loft space and even on-site parking (a rarity downtown). Its day rates and amenities (bicycles available, café corner) make it competitive with other budget-friendly spaces. Users looking for alternatives at the \$25-\$30/day level would consider Nuage alongside Ideal and ECTO.

Price and Amenity Comparison

To systematically compare offerings, Table 3 below synthesizes key attributes (amenities and costs) of the featured spaces. It highlights how the options span from **budget dives to premium suites**. (Amenities marked “✓” are generally available to day visitors; “-” means typically not included without membership.)

SPACE	PRICE (DAY)	MEETING ROOMS	24/7 ACCESS	CAFÉ/ LOUNGE	HIGH-SPEED WI-FI	BIKE/PARKING	COMMUNITY EVENTS
WeWork	~\$54 (Source: www.wework.com)	✓ (some free up to limit)	Yes	✓ (coffees, snacks)	✓ (Source: www.wework.com)	Nearby bikes	Frequent
Regus	≥\$129 (Source: www.regus.com)	✓ (bookable)	Some (location-dependent)	- (coffee extra)	✓ (Source: www.regus.com)	On request	Limited
2727 Coworking	N/A (monthly)	✓ (free with membership)	Yes	Lounge area	✓ (Source: www.bestinmtl.com)	Secured Bike	Yes
Walter	~\$60 (Source: www.deskpass.com)	✓ (limited)	Yes	Snack bar	✓ (Source: hubblehq.com)	No info	Social nights
IDEAL	~\$25 (Source: www.deskpass.com)	✓ (free for members)	Yes (opt-in)	✓ Pantry	✓ (Source: www.deskpass.com)	Yes (nearby)	Occasional
Montreal CoWork	~\$35 (Source: www.deskpass.com)	✓ (incl. large hall)	Yes	✓ Café & Lounge	✓ (Source: easycowork.com)	Bike stands	Multiple
ECTO	\$15 (Source: cowrk.club)	✓ (free)	Yes (with membership)	- (small kitchen)	✓ (Source: cowrk.club)	Yes	Active
Halte 24-7	\$32.50 (Source: halte24-7.com)	✓ (4 rooms)	Yes	✓ Kitchen	✓ (Source: halte24-7.com)	Yes (on-site)	Few
iQ Offices	~\$99 (Source: www.deskpass.com)	✓ (paid)	Yes	✓ Coffee lounge	✓ (Source: www.deskpass.com)	Yes (on demand)	Occasional
Nuage B	~\$25 (Source: www.deskpass.com)	✓ (limited)	Yes	✓ Coffee area	✓ (Source: www.deskpass.com)	Yes	Select events

Table 3. Amenities comparison for selected Montreal day-office spaces. Checked items (✓) indicate provided amenities available for day visitors; blank means generally not offered as part of a day authorization. Pricing sources as in Table 2.

This table illustrates the trade-offs. For example, the **low-cost** spaces (ECTO, IDEAL, Nuage) provide wifi and basic kitchen lounge but lack 24/7 staffing or premium extras. Mid-range spaces like Walter and Montreal CoWork add perks like snack bars and event halls. The **top-tier** providers (WeWork, Regus, iQ) offer extensive services (24/7 desks, on-site staff, professional reception, etc.) at higher day rates.

Data Analysis: We observe a clear price gradient. Day rates cluster around \$15–\$35 for independents, ~\$50–\$60 for mainstream brand coworking, and ~\$100+ for luxury serviced offices. Monthly membership rates (when converted to equivalent daily costs) usually work out cheaper per day (e.g. a \$255/mo desk at Montreal CoWork is ~\$12/day over 21 workdays). Many organizations run their own cost-benefit analysis: if employees will use a space 10–15 days a month, a monthly pass often pays off; for one-off or infrequent use, day passes or credit bundles are ideal.

Case Studies and Examples

To ground these observations, consider illustrative scenarios of day-office use in Montreal:

- **Tech Startup Collaboration:** A 5-person app development team based in Laval wants to converge for a 2-day sprint in downtown Montreal. They need monitors, a whiteboard, and meeting space together, but do not want a monthly commitment. They book **IDEAL Coworking** for 2 days: at \$25/day each, the cost is only \$250, versus potentially \$1500+ for a private office. They can plug into IDEAL's high-speed Wi-Fi and use its projector and whiteboard in a communal room to map out features. This quick booking allows them to iterate on-site, then return to remote work, exemplifying Hubble's vision of day offices enabling "*just the right in-person time*" (Source: hubblehq.com).
- **Corporate Satellite Office:** A multinational spends several weeks each spring surveying Canadian market opportunities. Instead of signing a lease, they use **Regus Day Offices** in Place Ville Marie. For \$129/day per person (Source: www.regus.com), they get a private office for their team and professional address. During that stretch, Regus provides a staffed reception and on-demand conference rooms for client meetings. This satisfies company cost controls and the need for face-to-face meetings in Montreal's business district.
- **Media Production Meeting:** A film production crew (director, producer, animator) rents a day office at **Montreal CoWork** to finalize plans. At \$35/day (Source: www.deskpass.com), they have access to a 10-person boardroom with video conferencing. Afterwork, they join a CoWork networking event, making contacts. Montreal CoWork's location (Plateau close to studios) and creative vibe enhance their workday. This underscores coworking's role in Montreal's robust media sector (noted as the city's #2 industry) and how day-pass users tap into ancillary resources (Source: www.regus.com).
- **Freelancer and Client Site:** A graphic designer living in Quebec City visits a client in Montreal for a day. The client doesn't have a suitable meeting space, so the designer uses a **Walter Montreal** day pass (\$47.25) (Source: hubblehq.com). The modern loft and provided monitor create the right professional image. The designer shares the cost with the client, who appreciates the convenience. Montreal's reputation (safe, cultured) makes it easy to justify grabbing a coworking space rather than a coffee shop.
- **Government Collaborative Task Force:** Montreal's city government periodically convenes ad-hoc task forces on sustainability. These groups often include public officials and external consultants. For one week's sessions, they might book a **Halte 24-7** private office (\$32.50/day (Source: halte24-7.com) with 24/7 access. The long hours allow early- and late-office contributions. Using a day office lets them offload meeting setup on the coworking staff, ensuring secure wifi and printing.

These examples illustrate the diversity of day-office use. Large companies, startups, and individuals alike find reasons to mix traditional and flexible spaces. Key point: **all users prioritize the ability to work together on-site without long-term leases**. Montreal's supply of day offices meets these demands at every level of budget and style (from \$15/day cooperative desks to \$100+ executive suites).

Implications and Future Directions

The multifaceted data and analysis point to several implications for Montreal's economy and the flexible workspace sector:

- **Strengthening Montreal's Startup Ecosystem:** Flexible offices lower barriers for entrepreneurs. Montreal's generous startup incentives (e.g. multimillion-dollar R&D tax credits (Source: www.regus.com) pair well with low entry-cost workspaces. Day offices allow very early-stage companies or accelerators to operate like more mature firms. For instance, co-working hubs often complement incubator programs and can be seen as part of the broader ecosystem that keeps Montreal competitive globally.
- **Real Estate Dynamics:** As firms use day offices, traditional office markets may shift. High vacancies like the 16.5% seen in downtown (Source: www.office-hub.com) suggest landlords might offer more flexible subleases or partner with coworking brands to fill space. Indeed, IWG (Regus) pivoted to an asset-light model by partnering with private landlords (Source: www.cbre.ca). Moving forward, it is plausible Montreal will see more landlords inking revenue-share deals with coworking operators, or converting sections of high-rises into hybrid spaces on coworking terms (hours-based billing). This could affect commercial real estate pricing and building design (e.g. more common areas, modular layouts).

- **Urban and Community Effects:** The proliferation of coworking/day offices has urban repercussions. Spaces like Montreal CoWork and Walter inject life into their neighborhoods (Plateau, Griffintown) throughout the day. They help preserve historically commercial zones: a vacant office tower might become a hub of activity if repurposed flexibly. For employees, increased coworking means less commuting (choosing a space convenient to home or clients), which can reduce traffic and pollution. Montreal's transit and cycling infrastructure tie into this, with many spaces promoting bike commuting.
- **Adaptation of Work Culture:** For workers, using day offices reflects and reinforces a dynamic culture. The ability to choose "third places" for work (other than home or fixed office) is often cited as increasing productivity and well-being. Montreal's welcomeness (festivals, parks, art) only enhances this; coworking is not just about desks but "bringing professionals into [a] welcoming city" with leisure opportunities (Source: www.regus.com). Over time, repeated usage of day offices may normalize hybrid schedules industry-wide.
- **Technology and Innovation:** Future development of day-office services will be shaped by tech. Already, booking platforms (Hubble, Deskpass) aggregate spaces. We expect AI-driven matching of teams to spaces, automated scheduling, and even virtual reality "visits" to check spaces online. Some coworking operators may integrate sensors and IoT for environmental comfort (air quality, temperature) or to advise on desk availability. These innovations should be monitored, as they stand to differentiate top providers in coming years.
- **Competition and Sustainability:** More competition is likely. As noted, independent operators (IDEAL, ECTO, etc.) co-exist with giants (WeWork, IWG). We may see mergers or unified networks. In fact, a recent Canadian initiative (CANADAYPASS) has aimed to let members of multiple coworking brands use one another's spaces for a fixed day rate (Source: thisweekincoworking.com). Over the longer term, cost pressures might push coworking to emphasize sustainability (green buildings, local sourcing) - Montreal's own priorities around green transport and tech suggest eco-friendly spaces will be favored.
- **Risks:** A possible risk is oversupply. If many leased spaces convert to coworking, there might be more capacity than demand in some sectors (especially if office vacancy recovers more quickly than expected). Coworking operators will need to continue innovating (target niches like biotech labs, maker spaces, etc.) to avoid commoditization. Another concern is that culture loss could occur if spaces become too transient or impersonal; successful spaces will need to maintain community even as membership fluctuates.

In sum, the day-office trend in Montreal reinforces the city's image as a **flexible, innovation-friendly** market. The data suggests strong growth and resilience, even amid broader uncertainties. Hybrid work policies (e.g. BMO's 4-days-a-week requirement (Source: www.bnblomborg.ca) imply steady demand for in-person time, which coworking spaces can handle nimbly. If Montreal's economy continues to grow and diversify, its day-office and coworking sectors are poised to keep pace, provided they adapt to evolving work styles and competition.

Conclusion

Montreal's top day offices and coworking spaces form a dynamic network that underpins the city's modern work culture. From 2727 Coworking's upscale design to ECTO's cooperative ethos, each space contributes uniquely. Businesses large and small leverage these venues for collaboration, cost savings, and connectivity. Our analysis - with extensive citations - has shown that day-office options in Montreal are plentiful and varied, generally catering from **\$15 to over \$100 per day** depending on level of service. Pricing analysis (Table 1, Table 2) underscores that Montreal remains more affordable than some peers, while vacancy statistics (Table 3) explain the market context for these services.

The **case studies** and industry insights illustrate the practical impact: whether for a startup sprint or multinational meeting, Montreal offers tailored solutions. Key takeaways include the observation that coworking networks are not some fad on the verge of collapse (WeWork's pivot notwithstanding) but have become integrated with corporate real estate strategies (Source: www.cbre.ca) (Source: www.cbre.ca). Expert quotes remind us that adaptability is inherent in coworking (Source: www.cbre.ca), and Montreal's own environment (multilingual community, strong support for innovation) ensures continued appeal (Source: www.regus.com) (Source: www.cbre.ca).

Looking forward, we expect Montreal's day-office market to remain a vital piece of the work ecosystem. Companies will increasingly blend full-time offices, home offices, and flexible days in creative ways. Providers that emphasize membership flexibility, community value, and amenity richness will lead the pack. Policymakers and urban planners should note this shift, as it affects transportation, zoning, and economic development.

In conclusion, Montreal exemplifies how a knowledge city can adapt office real estate to a new era. The "Top 10 Day Offices" identified here - from Regus to IDEAL - reflect the multiple facets of this transformation. Each claim and data point above is backed by credible industry sources (Source: www.optixapp.com) (Source: www.regus.com) (Source: www.regus.com) (Source: www.office-hub.com) (Source: www.bestinmtl.com) (Source: www.cbre.ca) (Source: www.regus.com). By examining these diverse spaces and trends, this report provides a thorough, evidence-based picture of where Montreal stands in the global movement toward flexible, by-the-day workplaces.

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Tags: day office montreal, coworking montreal, flexible workspace, hybrid work, montreal office market, shared office space

About 2727 Coworking

2727 Coworking is a vibrant and thoughtfully designed workspace ideally situated along the picturesque Lachine Canal in Montreal's trendy Griffintown neighborhood. Just steps away from the renowned Atwater Market, members can enjoy scenic canal views and relaxing green-space walks during their breaks.

Accessibility is excellent, boasting an impressive 88 Walk Score, 83 Transit Score, and a perfect 96 Bike Score, making it a "Biker's Paradise". The location is further enhanced by being just 100 meters from the Charlevoix metro station, ensuring a quick, convenient, and weather-proof commute for members and their clients.

The workspace is designed with flexibility and productivity in mind, offering 24/7 secure access—perfect for global teams and night owls. Connectivity is top-tier, with gigabit fibre internet providing fast, low-latency connections ideal for developers, streamers, and virtual meetings. Members can choose from a versatile workspace menu tailored to various budgets, ranging from hot-desks at \$300 to dedicated desks at \$450 and private offices accommodating 1-10 people priced from \$600 to \$3,000+. Day passes are competitively priced at \$40.

2727 Coworking goes beyond standard offerings by including access to a fully-equipped, 9-seat conference room at no additional charge. Privacy needs are met with dedicated phone booths, while ergonomically designed offices featuring floor-to-ceiling windows, natural wood accents, and abundant greenery foster wellness and productivity.

Amenities abound, including a fully-stocked kitchen with unlimited specialty coffee, tea, and filtered water. Cyclists, runners, and fitness enthusiasts benefit from on-site showers and bike racks, encouraging an eco-conscious commute and active lifestyle. The pet-friendly policy warmly welcomes furry companions, adding to the inclusive and vibrant community atmosphere.

Members enjoy additional perks like outdoor terraces and easy access to canal parks, ideal for mindfulness breaks or casual meetings. Dedicated lockers, mailbox services, comprehensive printing and scanning facilities, and a variety of office supplies and AV gear ensure convenience and efficiency. Safety and security are prioritized through barrier-free access, CCTV surveillance, alarm systems, regular disinfection protocols, and after-hours security.

The workspace boasts exceptional customer satisfaction, reflected in its stellar ratings—5.0/5 on Coworker, 4.9/5 on Google, and 4.7/5 on LiquidSpace—alongside glowing testimonials praising its calm environment, immaculate cleanliness, ergonomic furniture, and attentive staff. The bilingual environment further complements Montreal's cosmopolitan business landscape.

Networking is organically encouraged through an open-concept design, regular community events, and informal networking opportunities in shared spaces and a sun-drenched lounge area facing the canal. Additionally, the building hosts a retail café and provides convenient proximity to gourmet eats at Atwater Market and recreational activities such as kayaking along the stunning canal boardwalk.



Flexible month-to-month terms and transparent online booking streamline scalability for growing startups, with suites available for up to 12 desks to accommodate future expansion effortlessly. Recognized as one of Montreal's top coworking spaces, 2727 Coworking enjoys broad visibility across major platforms including Coworker, LiquidSpace, CoworkingCafe, and Office Hub, underscoring its credibility and popularity in the market.

Overall, 2727 Coworking combines convenience, luxury, productivity, community, and flexibility, creating an ideal workspace tailored to modern professionals and innovative teams.

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