



2727 COWORKING / RESEARCH & PRACTICAL GUIDANCE

Day Offices in Montreal: Rates and Market in 2026

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Executive Summary

The growth of coworking and office rentals “by the day” reflects the profound changes in hybrid and post-pandemic work. In Montreal, an emerging market for flexible work, these options are experiencing sustained growth. The Canadian coworking market, previously valued at ≈ CA\$285 million in 2023, is expected to reach

nearly CA\$893 million by 2030 (2727coworking.com). Montreal, Canada's third-largest market after Toronto and Vancouver, is estimated to have around 80–100 flexible workspaces across all formats (2727coworking.com). Prices are generally more affordable than elsewhere: monthly **shared desk** rates are approximately CA\$200–400 (compared with \$300–600 in Toronto) (2727coworking.com), and **day passes** often range from \$12 to \$40 at most independent operators (2727coworking.com) (2727coworking.com). For example, Deskpasse lists daily rates ranging from \$25 (IDEAL Coworking, Nuage B) to \$60 (Walter) in 2025 (2727coworking.com). This report compiles these data and much more: market statistics, price comparisons, profiles of Montreal spaces, examples of use cases, and prospects for future developments. The main findings include:

- **Sector growth and resilience.** Despite WeWork's spectacular bankruptcy in late 2023, Montreal's coworking sector has proved robust: WeWork's four Montreal locations survived the court-supervised restructuring, and IWG (Regus/Spaces) is opening new spaces (e.g., a ~65,000 sq. ft. Spaces hub on Square Victoria) (2727coworking.com). Overall, shared spaces are estimated to account for ~8% of Canada's total office inventory (2727coworking.com), and ~ 59% of businesses are considering increasing their use of flexible solutions (2727coworking.com).
- **Competitive prices.** Montreal stands out for its attractive rates. Hot desk day passes typically range from ~ CA\$15 to \$60 (2727coworking.com), while offerings often cost twice as much in Toronto/Vancouver (2727coworking.com). For example, the Deskpasse platform lists Walter at \$60, nous Montréal CoWork at \$35, IDEAL Coworking and Nuage B at \$25, and iQ Offices at \$99 (2727coworking.com). Monthly plans are also less expensive: shared desks ~ \$200–400/month; private suites ~ \$700/month (vs. \$1,200 in Toronto) (www.clarkwerk.ca) (2727coworking.com). A comparison table (see below) presents the daily rates for numerous Montreal spaces in Q1 2026.
- **User profiles. Independent workers** (freelancers), **digital nomads** and hybrid employees make up the core of demand. Quebec had ~499,700 self-employed workers (~10.9% of the labour force) (2727coworking.com). Many of them seek “a productive alternative” to the home office (2727coworking.com) (2727coworking.com). Meanwhile, 77% of Canadian businesses endorse a hybrid arrangement (2727coworking.com), creating a large base of occasional customers. In addition, many **businesses** (SMEs and large corporations) now use coworking for satellite offices or short-term needs: “Novartis and Cossette have used coworking spaces as satellite offices” (2727coworking.com); the technology firm Plusgrade rented space at iQ Offices while awaiting its new headquarters (2727coworking.com). In short, coworking serves both solo workers and in-house teams from large firms seeking flexibility and cost reductions (2727coworking.com) (2727coworking.com).
- **Economic and regulatory impacts.** The boom in day offices is taking place in a distinctive real estate context: Montreal's office vacancy rate reached 18.5–19.8% in late 2025 (2727coworking.com) (doubling since pre-COVID levels), prompting property owners and municipalities to repurpose vacant floor space as flexible workspaces (2727coworking.com) (2727coworking.com). A tax advantage in Quebec should also be noted: the costs of an external office are 100% deductible (vs. only 50% for a home office) (2727coworking.com), making coworking passes particularly attractive to local businesses.
- **Accessibility and the environment.** Montreal offers a robust transportation network (metro, REM, bus, BIXI) that provides access to most coworking spaces in less than 30 minutes from anywhere on the island (2727coworking.com) (2727coworking.com). Beyond the economic benefit, using shared offices

reduces commuting and thus addresses environmental issues (PC/rps) (2727coworking.com).

Alongside this, technological innovations (interconnected coworking networks, booking applications such as Deskpass or LiquidSpace) further facilitate access to these spaces (2727coworking.com). The combined effect of these factors – hybrid work, mobile technology, Montreal's collaborative culture and its regulatory framework – points to **continued growth** in the day office segment in the years ahead (2727coworking.com) (2727coworking.com). The full report that follows explores these points through data, comparisons and case studies, providing an in-depth guide for all stakeholders.

Introduction and Context

The concept of **coworking** and flexible offices emerged in the early 2000s to meet the needs of independent workers who rejected the constraints of traditional leases. These are professional workspaces rented by the day, hour or month, offering a furnished office with shared services (high-speed Wi-Fi, meetings, coffee...) and a community atmosphere that encourages collaboration (2727coworking.com) (2727coworking.com). This model combines the autonomy of someone working remotely from home with the infrastructure and social interactions of a conventional office. Studies also show that coworkers report greater **social satisfaction** and **less stress** than at home (2727coworking.com).

Internationally, the coworking market is booming. In 2021, its global value was ~US\$19.3 billion, with estimated growth of more than 15% per year through 2030 (2727coworking.com). North America accounts for around 40% of the global total (2727coworking.com). In Canada, the 2025 market analysis projects growth from ~CA\$285 million (2023) to ~CA\$893 million by 2030 (CAGR ~17.6%) (2727coworking.com). In proportional terms, flexible offices are estimated to represent around **8% of total office floor space** in Canada (2727coworking.com). Against this backdrop, conventional headquarters are gradually losing ground: ~59% of Canadian businesses plan to increase their use of flexible workspaces (2727coworking.com), and according to one study, **55% of businesses** already incorporate flexible solutions into their real estate strategy (60% of Fortune 500 companies) (2727coworking.com). This transition is fuelled by post-pandemic remote/hybrid work mandates, the rise of the gig economy and businesses' desire to avoid burdensome leases (2727coworking.com) (2727coworking.com).

Montreal follows this global trend, with some local characteristics. A bilingual and culturally vibrant city, Montreal combines relatively low commercial rents, a skilled workforce and a strong technology ecosystem (aerospace, AI, video games, media) (2727coworking.com) (2727coworking.com). The presence of research institutions (Mila – Quebec AI Institute, etc.) and numerous festivals, restaurants and parks also increases the city's appeal to flexible workers (2727coworking.com). In addition, the province of Quebec supports innovation (tax credits of up to 30% in certain sectors) and offers a tax advantage: external office use is **100% deductible**, unlike a home office (limited to 50% of eligible expenses) (2727coworking.com). Overall, Montreal has been described as “Canada's safest and most bilingual major city” (2727coworking.com), conditions that support its popularity among entrepreneurs and remote workers.

Finally, the pandemic created a major imbalance in real estate supply and demand. Montreal experienced an exceptionally high office vacancy rate (~18.5–19.8%) in late 2023–2025 (2727coworking.com), even exceeding Toronto's historical levels. This surplus of empty space is pushing property owners and developers

to revisit their model: many are subletting to coworking operators or converting traditional offices into flexible spaces (2727coworking.com) (2727coworking.com). In this context, coworking providers, whether international brands (WeWork, IWG/Regus/Spaces) or local spaces (e.g., ECTO, Halte 24-7, Popuplab, 2727 Coworking, etc.), are adjusting their offerings and coexisting within a dense ecosystem. One report notes, for example, that more than 60 coworking spaces coexisted in the Montreal region in early 2025 (2727coworking.com). All these factors are contributing to increasingly widespread adoption of day offices in Montreal, which this report will examine in detail: types of spaces available, pricing, comparisons across operators and neighbourhoods, user profiles, use cases and future prospects.

Coworking Market Size and Trends

Global and Canadian Context

Coworking reached a milestone in the mid-2010s, moving from a niche offering to a mainstream real estate segment. Industry reports point out that around **42,000 coworking spaces** existed worldwide in 2025, with some 2,500 new locations opening during the year (2727coworking.com). The growth of digital technologies, the platform economy and urbanization have supported this development: many workers (freelancers, remote workers, startup entrepreneurs, etc.) seek the flexibility and social interaction these places offer (2727coworking.com) (2727coworking.com).

In Canada, the market has followed the global trend. In 2023, its value was estimated at around CA\$285 million, supported by ~883 coworking locations recorded across the country (according to Optix App) in May 2025 (2727coworking.com). Growth is sustained: according to Mordor Intelligence, the Canadian market is forecast to reach ~US\$1.03 billion in 2025 and then ~US\$1.83 billion in 2030 (CAGR ≈ 12.1%) (2727coworking.com). In addition, flexible office spaces are reportedly already close to 8% of Canada's total office stock (2727coworking.com), a sign of growing adoption. Toronto and Vancouver remain the most mature markets in terms of size and rates, dominating the segment in the country (2727coworking.com) (in practice, 88% of Canadian venture capital is concentrated in these three major cities (2727coworking.com)). Nevertheless, Quebec (and Montreal in particular) stands out for its growth rate and lower prices: industry descriptions note that hot desk memberships there average around \$200–400/month, compared with \$300–600 in Ontario (2727coworking.com) (2727coworking.com).

Globally, the trend towards hybrid arrangements and the desire to reduce real estate costs are pushing traditional businesses to incorporate coworking into their strategy. International surveys show that **~59% of companies** plan to increase their use of flexible spaces (2727coworking.com), and around 55% of businesses already use them in one form or another (including Fortune 500 companies) (2727coworking.com). The 2023–2024 crisis (particularly WeWork's bankruptcy) penalized poor financial practices, but not the concept: as one industry expert summed it up, “WeWork's failure was a turning point, but not the end of coworking – local operators are breathing new life into shared workspaces with more sustainable models” (2727coworking.com). In summary, although the sector is reassessing itself, macroeconomic and societal signals strongly support its continued expansion.

Characteristics of the Montreal Market

Montreal offers several conditions well suited to coworking. The city, Canada's second-largest, benefits from historically lower office occupancy costs than Toronto or Vancouver (2727coworking.com) (2727coworking.com). This affordability encourages startups and SMEs to opt for flexible arrangements rather than large upfront investments. Montreal also has a strong appeal for the technology and creative sectors: for example, more than 51,000 net jobs were created in the IT sector from 2017 to 2022 (2727coworking.com). Startups in artificial intelligence, software engineering and video games abound, often seeking a collaborative workspace to begin their growth. The extensive university network (the country's second-largest university population) adds a population of students and researchers receptive to shared spaces for intellectual work.

In terms of business culture, Montreal is known for its bilingualism and the appeal of its urban lifestyle. On the one hand, bilingualism (two-thirds French-speaking, one-third English-speaking) opens the city to the international community, and on the other, it enjoys a high “quality of life” (countless festivals, cultural and culinary scenes, green spaces) (2727coworking.com) (2727coworking.com). Many local coworking spaces draw on this characteristic: places such as Crew Collective & Café (Old Montreal) blend heritage and coworking, offering cafés, meeting rooms and workstations in former churches or heritage-listed banks (2727coworking.com). Original concepts (Anticafé's “pay-by-the-hour” model (2727coworking.com), or themed hubs such as Zu for the creative arts (2727coworking.com)) also contribute to this growth.

In real estate terms, Montreal has experienced an exceptional vacancy rate since 2020: around **18.5% to 19.8%** in late 2025, double pre-pandemic levels (2727coworking.com). This excess capacity is partly due to the modern features of new-generation buildings and the massive growth of remote work. Property owners are responding through partnerships with coworking funds: for example, IWG/Regus concluded a deal for ~65,000 sq. ft. for a Spaces location at Square Victoria (in Montreal) (2727coworking.com), and Colliers notes that close to 10% of new office leases in Canada in 2022 involved flexible or coworking spaces (2727coworking.com). In short, the current oversupply of vacant floor space acts as a catalyst for flexible offerings: on the one hand, prices are competitive (forcing some operators to lower their base daily rates); on the other, co-owners find it easy to make spaces available to coworking operators, thus reducing operating costs and strengthening the financial viability of these projects (2727coworking.com).

Finally, among Montreal's specific strengths, investment in mobility infrastructure deserves mention: more than 68 metro stations (4 lines) cover the city, the Réseau express métropolitain (REM) inaugurated numerous connections to the airport and suburbs in early 2024 (2727coworking.com), and the BIXI bike-sharing network recorded 13 million trips in 2024 (2727coworking.com). These modes of transportation improve access to coworking spaces and day offices throughout the island of Montreal (2727coworking.com) (2727coworking.com). The range of services (cafeterias, gyms, printing services) is also growing in “coworking-friendly” neighbourhoods (Mile-End, Griffintown, Plateau, etc.), contributing to the overall appeal of the flexible model for Montreal's workforce.

Day Office Rental Rates and Options

Definition and Options

A **day office** (or “daily pass”, “day pass”) is a professional workspace available to rent for a single day, without a lease, monthly membership or commitment beyond the reserved period (2727coworking.com) (2727coworking.com). In practice, this can take several forms:

- **Day pass (hot desk):** access to an unassigned workstation in a shared space for the entire day. This is the most economical option (typically \$12–\$60 in Montreal, depending on location) (2727coworking.com) (2727coworking.com). Café-style coworking (e.g., Anticafé) often operates on this principle, charging by the hour or day for internet access, unlimited drinks and snacks (2727coworking.com).
- **Private office by the day (day office):** rental of an enclosed private office for the day. This more expensive option (typically \$35–\$189 depending on the location) offers privacy and dedicated equipment (in some places: private phones, meeting rooms on the same floor, etc.) (2727coworking.com) (2727coworking.com).
- **Hourly booking:** some operators offer time slots of 1 to 4 hours (ideal for a quick meeting or focused work) (2727coworking.com). Rates vary (often from \$6 to \$15 for the 1–4 h range, e.g., Popuplab – \$6/h, \$15/4 h (popuplab.ca)).
- **Pass bundles:** discounted “multi-day” packages (5 or 10 days) are available (~10–20% savings). These bundles are useful for professionals who only come to the office occasionally (for example, 1–3 times per week) and do not need to commit to a complex monthly membership.

These options differ clearly from traditional offerings. The table below summarizes the main categories of workspaces in Montreal:

Option	Commitment	Typical price	Ideal for
Day office (Hot desk)	None (daily booking)	~CAD \$12 – \$189 / day	Very occasional use (1–4 days/month)
Hot desk membership (monthly)	Monthly	~CAD \$225 – \$400 / month	Regular use (≥ 5 days/month)
Dedicated desk (monthly)	Monthly	~CAD \$400 – \$600 / month	Daily use, personal equipment
Private office (monthly or annual)	Monthly/annual	~CAD \$600 – \$2,500+ / month+	Teams, privacy, brand image
Virtual office	Monthly	CAD \$50 – \$300 / month	Business address only (no space)

Sources: 2727 Coworking (2727coworking.com), *officescanner guide*, data from local operators.

Pricing flexibility is a key advantage of daily access over conventional contracts. As the Office québécois de la langue française (OQLF) notes, the recommended French term for “coworking” is “espace de cotravail”, but the word “coworking” remains dominant in usage (2727coworking.com). Within the same space, an operator

may offer several options: for example, a centre may offer day passes alongside monthly memberships (hot desk or private office) – daily pricing is simply an **access method** rather than a separate new physical space (2727coworking.com).

Comparison of Daily Rates by Operator

Rates vary considerably depending on the neighbourhood, the quality of the location and the services included. The following table summarizes **daily access** rates for numerous Montreal alternatives, ranked from the most affordable to the most expensive (values from early 2026) (2727coworking.com) (2727coworking.com):

Space / Operator	Neighbourhood	Price/day	Key inclusions
<i>La Gare</i>	Mile End	\$12 – \$20	Hot desk, Wi-Fi, community events
<i>ECTO Coworking (cooperative)</i>	Plateau-Mont-Royal	\$15	Hot desk, Wi-Fi, coffee included, trial day
<i>IDEAL Coworking</i>	Saint-Henri	\$20	Hot desk (9 a.m.–6 p.m.), Wi-Fi, rooftop terrace
<i>Nuage B</i>	Saint-Henri	\$25 (5-day/3-month package)	Hot desk (9 a.m.–5 p.m.), Wi-Fi, coffee
<i>Montréal CoWork</i>	Plateau-Mont-Royal	\$30	Hot desk, Wi-Fi
<i>Crew Collective & Café</i>	Old Montreal	≈ \$30	Day pass, free coffee, printer, etc.
<i>MBO Coworking</i>	(several)	\$32 (full day)	Hot desk, Wi-Fi ("Smart Offices" module) (2727coworking.com)
<i>Halte 24-7</i>	Plateau-Mont-Royal	\$32.50 + taxes	Unlimited hot desk access (flexible credits)
<i>Walter Co-Working</i>	Old Montreal	\$35 (≈ \$47.25 with taxes)	Hot desk, unlimited coffee, phone booths
<i>Entrepôts Dominion</i>	Saint-Henri	≈ \$35	Hot desk, gym, pool (summer), terrace
<i>Hedhofis (Several private locations)</i>	Downtown / Old Mtl	≈ \$35–45 (upon request)	Varies by location (private offices)
<i>WeWork (On Demand)</i>	Downtown (3 locations)	≈ \$54	Access through app, no specified time restrictions
<i>2727 Coworking</i>	Griffintown / Saint-Henri	\$60	Gigabit internet, soundproof booths, conference room, 24/7
<i>iQ Offices (Holgate)</i>	Downtown (Métcalfe)	\$99	Reception, daily cleaning, 24/7 security
<i>Regus / IWG</i>	Downtown, Old Mtl, etc.	≈ \$189 (private office)	Private offices (day office), global network, full service

Sources: online research (official websites, booking platforms) updated February 2026 (2727coworking.com) (2727coworking.com) (2727coworking.com).

This comparison shows the extreme diversity of offerings: from low-cost cooperative coworking (ECTO, Popuplab) to premium offices (iQ, Regus), as well as niche locations and multifunctional spaces (Dominion spaces, integrated gyms). It also illustrates the **price gap** between shared desks (\$10–35) and private offices (up to \$189 at Regus). An analysis by neighbourhood also confirms differences: downtown rents result in slightly higher prices (WeWork, iQ) than in Saint-Henri or Mile-End (IDEAL, ECTO, Walter). Overall, these modest rates demonstrate Montreal's competitive advantage for mobile workers and businesses.

Some spaces offer packages or discounts: for example, Nuage B offers its day passes at \$25 when purchased in a bundle of 5 to be used over 3 months (2727coworking.com). Halte 24-7 operates with a credit system for occasional users (2727coworking.com). Platforms such as *Deskpass* also allow day-by-day purchases without a commitment, hence the rates cited. Finally, **multi-location passes** are available (e.g., iQ Offices and WeWork now offer nationwide plans through their apps), but the daily rate generally remains tied to the rates presented above (2727coworking.com).

Usage and User Segments

Day offices attract a highly varied clientele. **Solo freelancers and entrepreneurs** seek the essentials (connectivity, ergonomics, networking) to optimize their productivity without isolating themselves (2727coworking.com) (2727coworking.com). Businesses with **hybrid workers** occasionally send employees to the office for meetings or group work: for instance, firms such as Novartis and Cossette have temporarily placed teams in Montreal coworking spaces to benefit from the flexibility and community environment (2727coworking.com). **Large companies** use coworking as satellite offices or field offices (e.g., a pharmaceutical multinational during a growth phase, a consulting firm for multidisciplinary projects) (2727coworking.com) (2727coworking.com). For example, the technology startup Plusgrade (see the case below) rented a day office at iQ Offices while its new premises were being finished (2727coworking.com). Finally, **travelling professionals** (representatives, consultants, business tourists) benefit from the immediate availability of workstations in the city.

Users value the social and community aspects: working in a shared space **reduces isolation**. A study on the subject showed that coworkers felt they experienced less psychological stress and greater social satisfaction than their counterparts working remotely from home (2727coworking.com). Coworking spaces strengthen this feeling through events, workshops, internal networking clubs, etc. Flexible hours are also appealing: for example, iQ Offices offers 24/7 access, and many locations (Crew Collective, 2727 Coworking, etc.) offer continuous access, which is crucial for clients seeking to align their personal and professional schedules (2727coworking.com) (2727coworking.com).

For businesses, the **economic benefit** is significant. By avoiding a traditional lease, they preserve capital and gain mobility. As real estate analyses point out, many employers no longer want to be tied to a “large, underoccupied office” (2727coworking.com). Day offices spare them the fixed costs of construction and fit-out, and allow them to increase or decrease their floor space according to their business cycle (2727coworking.com) (2727coworking.com). For example, a CBRE client negotiated several months of

subletting at Regus to accommodate a temporary influx of projects (2727coworking.com). Finally, the tax advantage mentioned above (full deductibility of expenses) makes this a very attractive option for businesses covering their employees' day passes (2727coworking.com).

Case Studies and Practical Examples

It is useful to illustrate these trends with real examples.

- **Plusgrade (Montreal)**: this technology startup specializing in ticketing temporarily used *iQ Offices Holgate* for its teams before the opening of its new headquarters. With a day office package at iQ (CA\$99, access from 8:30 a.m.–6 p.m.) for a few key employees, Plusgrade was able to operate efficiently without committing to a long-term lease (2727coworking.com). This case highlights how young companies can “grow by stitching things together” with flexible spaces.
- **Novartis and Cossette**: cited by CBRE, these two large organizations have used coworking spaces for occasional needs. Novartis (pharmaceuticals) rented an office associated with a coworking space to house an international project team, taking advantage of these spaces' global network (2727coworking.com). Similarly, the advertising agency Cossette temporarily used a Montreal coworking location to house a special project, benefiting from the available infrastructure (meeting rooms, connectivity) without having to fit out a new space (2727coworking.com). These examples illustrate coworking's shift into the very heart of established companies' strategies.
- **ECTO Coworking (Plateau-Mont-Royal)**: this non-profit cooperative space offers a “non-profit” model with low costs. With the community as its main client, ECTO offers day passes at around \$15 (one of the lowest rates in the city). For example, a Montreal student can come and work there several days a week for less than the price of a premium coffee. ECTO's example shows that community alternatives can coexist with the commercial model, creating a broad pricing range for flexible spaces.
- **Anticafé / Café Perko**: these specialized cafés charge by the hour rather than an entry fee. For example, Anticafé (downtown) charges \$4.95 for the 1st hour, then \$3/hour, up to a maximum of \$14.94 per day (2727coworking.com) (2727coworking.com). Although more informal than conventional coworking spaces, they offer internet access, unlimited drinks/snacks and an alternative work environment. “Nomadic” professionals on tight budgets appreciate these options for short work sessions – this is a parallel segment of the day office offering.

These practical cases confirm the diversity of uses: growing startups (“rockets”), multinational subsidiaries, dedicated independent workers and travelling knowledge workers can each find a flexible space suited to their constraints.

Implications and Future Prospects

Benefits and Challenges

The day office model offers several structural benefits, but also some potential challenges.

Benefits:

- **Agility and savings** – Businesses avoid major investments, reduce their operating costs and can adapt their space from day to day. In times of economic uncertainty, this “spatial thrift” has become a major asset (2727coworking.com) (2727coworking.com).
- **Appeal to talent** – Offering employees the opportunity to work in modern, well-equipped spaces strengthens the employer brand. In addition, coworking's “community” character meets a growing expectation for informal collaboration and professional networking opportunities (2727coworking.com) (2727coworking.com).
- **Innovation and synergy** – Bringing together participants from various sectors can generate spontaneous partnerships (e.g., startup X meets investor Y at an internal event), energizing the local innovation ecosystem.
- **Real estate market resilience** – For property owners, coworking reduces the risk of complete vacancy. They prefer to offer short-term arrangements to flexible operators rather than leave large floor areas empty. This phenomenon revitalizes certain neighbourhoods and maintains commercial real estate values (2727coworking.com) (2727coworking.com).
- **Environmental benefits** – Bringing several users together in an optimized/shared space reduces the carbon footprint compared with numerous individual offices or mass commuting between home and office. Easy access by multiple modes of transportation (public transit, bicycle) underscores this indirect positive impact on urban mobility (2727coworking.com) (2727coworking.com).

Challenges:

- **Service quality** – The viability of flexible operators depends on high occupancy rates. An underused space may struggle to cover its fixed costs. Competition among providers (more than a hundred on the island) can lead to downward pressure on prices and varying standards.
- **Privacy / internal cohesion** – Large companies using flexible spaces must ensure that their teams maintain privacy and cohesion. Renting **meeting rooms** or private offices as a supplement is often necessary. Spaces also offer these services (phone booths, printer, etc.), but the logistics must be managed (booking, internal company transportation, etc.).
- **Legal and tax stability** – The implications for insurance, employment law (e.g., where the official workplace is located) and taxation can be complex for remote workers. The deductibility of day office packages is positive, but businesses must clarify billing (reimbursable expenses vs. benefits in kind, etc.) (2727coworking.com).
- **Pandemic and health/safety** – Although the public increasingly accepts shared environments, managing health risks (capacity, cleaning, distancing during outbreaks) remains a constant operational challenge for operators. Models must incorporate the flexibility to close or reconfigure spaces according to the context (capacity building, for example).

Trends and Technological Innovations

The sector is constantly reinventing itself. On one side, **coworking operators** are implementing more sustainable models: outsourced management (“asset-light” models), partnerships with real estate developers (e.g., 2727coworking mentions joint ventures) (2727coworking.com), diversification (concierge services, themed labs, events). On the other side, **digital platforms** are transforming usage: Deskpasse, LiquidSpace and others are making the “Netflix of offices” model widely accessible: a user can now book at dozens of spaces with one click, paying as they go (2727coworking.com). Our analysis found, for example, that **Deskpass** lists daily rates for several Montreal spaces (Walter, Montréal CoWork, IDEAL, Nuage B, iQ) (2727coworking.com), reflecting unprecedented transparency. Some local operators are also developing their own apps for contactless access and automated payment management, and anticipate using AI to optimize room occupancy or connect members according to their needs (2727coworking.com).

In terms of offerings, experimentation with hybrid “coworking + niche” formats is apparent: for example, spaces are emerging that specialize in an industry (creativity, video games, etc.), a function (prototyping laboratory, studio, etc.) or combine coworking with complementary services (fitness, daycare, etc.). These initiatives attract targeted communities while creating new synergies.

Economic and Policy Impacts

The municipal administration and social housing providers now incorporate coworking into their planning. The City of Montreal, aware of the changing world of work, has supported initiatives such as outdoor coworking areas (Wi-Fi “summer islands”) to promote urban flexibility (2727coworking.com). On the tax side, Quebec has emphasized the advantage of 100% deductibility for external office expenses (2727coworking.com), reinforcing SMEs' choice of coworking. Finally, macroeconomic findings show that 30% of Canadians will work remotely in some form by 2026 (2727coworking.com), which points to regular demand for solutions such as day offices, even during the “return to office” phase.

Future Prospects

The signals point towards **continued positive momentum**. According to experts, the growth of remote work and corporate hybrid mandates will lead to increased demand for short-term rentals (2727coworking.com). New “digital” talent's search for purpose and collaborative environments also points in this direction. Coworking's geographic expansion (suburban areas, new business districts) is already observable – for example, Colliers notes record absorption (>180,000 sq. ft.) in Montreal's suburbs in late 2024, particularly benefiting tenants choosing flexible options (www.collierscanada.com).

At the same time, **sustainable innovations** are influencing the sector: operators are experimenting with partnerships with urban farms or ecological initiatives to enhance their locations (rooftop cultivation, waste recovery, etc.), as well as loyalty programs or corporate membership programs for frequent users. The widespread availability of high-speed internet (particularly through 5G) and virtual/augmented reality tools could enrich the coworker experience in the medium term, making remote work feel more virtually “in person”.

Overall, with these trends behind it, Montreal is on its way to consolidating its position as an exemplary coworking market. The combination of its local strengths (tech, bilingualism, quality of life) and global forces (hybrid work, gig economy) suggests that Montreal can be described as a **laboratory for flexible workspaces**. According to specialists, from both a corporate and an urban perspective, day offices are becoming an “essential” component of work infrastructure (2727coworking.com).

Conclusion

The **day office** has established itself in Montreal as a pragmatic, economical and socially attractive solution. As long-term leases decline, it offers businesses a range of modular options and independent workers an alternative to the home office. Our research shows that Montreal combines global trends and local strengths to support this phenomenon: high real estate vacancy rates (18–20%) are being redirected towards competitive flexible-time offerings (day passes \$12–189); meanwhile, diverse demand (32% of the population projected to be working remotely by 2026 (2727coworking.com)) is taking concrete shape through growing registrations at spaces and the rise of “drop-in” passes (Deskpass, etc.).

In summary, *Montreal's pay-per-use workspace market is a robust, accessible, and growing component of the city's economy*, analysts note (2727coworking.com). The comparison tables above confirm the breadth of choices, and the case studies show how workers and businesses benefit from them. As the world of work continues to transform, Montreal appears well positioned to benefit from this trend, making the day office more than a passing fad, but rather an established component of its economic fabric for the years ahead (2727coworking.com) (2727coworking.com).

References: All data and quotations in this report come from market studies, specialist articles and relevant official websites. The main sources include industry analyses (Optix, Colliers, CBRE), government reports and our own monitoring of operators' websites ([2727 Coworking](https://2727coworking.com), [Spaceworks](https://2727coworking.com), etc.). Each major claim is supported by a specific reference (see highlighted numbers).

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THE PUBLISHER

About 2727 Coworking

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

A workspace that fits the day

Our workspace options include private offices, day passes and desks, and a conference room. These formats help individuals and teams compare a dedicated office with more flexible ways to work or hold a meeting. Prospective members can explore the virtual tour, review current pricing and book a visit before choosing a workspace.

Business addresses and mail

2727 Coworking provides business-address and virtual-mailbox services. Our resources explain the documents and practical questions involved, including guidance for people outside Canada. Service eligibility, included features, availability and access arrangements should be confirmed on the applicable service page or with our team.

Resources for Canadian small businesses

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

Visit or contact 2727 Coworking

Explore [private offices](#), [day passes and desks](#), [the conference room](#), [business addresses](#) and [virtual mailboxes](#). [Book a visit](#) or [contact the team](#) to discuss your needs.

A business address alone does not establish tax residence, immigration status, banking approval or eligibility for a government program.

Website: <https://2727coworking.com>

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