

# Rent Office by the Day Montreal: Cost & Pricing Guide

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## Executive Summary

Renting an office by the day in Montreal in 2026 costs between roughly \$25 and \$99 depending on operator, neighborhood, and whether the booking is a shared hot desk or a private day office. At the budget end, independent operators such as **MetSpace** and **Nuage B** advertise day passes near \$25 to \$40 (Source: [liquidSPACE.com](https://www.liquidSPACE.com)) (Source: [deskpass.com](https://www.deskpass.com)), while global brands such as **Regus** list "day offices" starting at \$69 per person per day across their Canadian network (Source: [regus.com](https://www.regus.com)). **2727 Coworking**, a Griffintown operator on the **Lachine Canal**, prices its own hot desk day pass at \$55 through its booking platform (Source: [booking.2727coworking.com](https://www.booking.2727coworking.com)), while third-party marketplaces list the same location between \$50 and \$60 per day-pass (Source: [liquidSPACE.com](https://www.liquidSPACE.com)) (Source: [deskpass.com](https://www.deskpass.com)). This report synthesizes pricing from more than 20 Montreal-area operators, three commercial real estate research firms, and two labor-market survey organizations to answer, comprehensively, what it costs to rent an office by the day in Montreal.

Day pass pricing clusters into three tiers. Budget shared desks in outer boroughs and Mile-Ex/canal-corridor spaces run \$25 to \$40 per day (Nuage B and Kampus at \$25, MetSpace at \$40, a Rue Angus listing at \$48) (Source: [deskpass.com](https://www.deskpass.com)) (Source: [liquidSPACE.com](https://www.liquidSPACE.com)). Mid-market shared and canal-adjacent spaces, including 2727 Coworking, Montreal Cowork, and Walter Montreal, price between \$45 and \$60 (Source: [hubblehq.com](https://www.hubblehq.com)) (Source: [montrealcowork.com](https://www.montrealcowork.com)). Corporate-branded private day offices from WeWork and Regus run \$54 to \$99 per person per day, with WeWork listed from CA\$54/day (Source: [coworkingcafe.com](https://www.coworkingcafe.com)) and Regus day offices marketed nationally from \$69 (Source: [regus.com](https://www.regus.com)). Hourly access, where available, starts near \$7 to \$12 per hour at Regus locations and climbs to over \$100 per hour for larger private meeting rooms (Source: [liquidSPACE.com](https://www.liquidSPACE.com)).

Montreal's day-office market sits within a fast-growing national industry. Next Move Strategy Consulting values the Canadian coworking space market at USD\$285.1 million in 2023, projecting growth to USD\$893 million by 2030 at a 17.6% compound annual growth rate (Source: [nextmsc.com](https://www.nextmsc.com)); other research firms place the current market considerably higher, from USD\$700 million (Source: [bonafideresearch.com](https://www.bonafideresearch.com)) to USD\$3.2 billion (Source: [kenresearch.com](https://www.kenresearch.com)), a discrepancy this report addresses directly. Demand drivers include a persistently elevated Canadian office vacancy rate, measured at 18.1% in Q1 2026 by JLL, though Montreal registered its first quarterly vacancy decline since 2020 during that period (Source: [jll.com](https://www.jll.com)), and widespread hybrid work adoption, with 77% of companies reported operating hybrid models as of late 2025 (Source: [allwork.space](https://www.allwork.space)).



For most single-day bookings, the cost-effective path in Montreal is a [day pass](#) at an industrial-loft or suburban operator (CA\$25 to \$40) or a mid-market canal-adjacent space like 2727 Coworking, priced at \$55 direct or listed between \$50 and \$60 across marketplaces, as detailed in the Day Passes section below. Corporate brands justify their premium with guaranteed private offices, larger meeting-room networks, and multi-city access, useful for business travelers rather than local freelancers. Frequent users break even between a day pass and a [monthly hot desk membership](#) at roughly four to eight visits per month, a threshold discussed in detail in the Data Analysis section below. The remainder of this report walks through pricing by plan type, situates Montreal against national benchmarks, profiles five representative operators, and answers the most common questions professionals ask before booking a day office in the city.

## Introduction and Background

Montreal's flexible workspace sector has matured substantially since 2020, evolving from a niche amenity for freelancers into a mainstream corporate real estate tool. The catalyst was widespread hybrid work adoption: Gallup's ongoing tracking finds that a majority of remote-capable employees now work in hybrid arrangements, and six in ten remote-capable employees say they want a hybrid schedule specifically (Source: [gallup.com](#)). Industry-wide, Allwork.space reports that 77% of companies now operate some form of hybrid model, a figure that directly fuels demand for occasional, on-demand workspace rather than fixed monthly desks (Source: [allwork.space](#)).

For a hybrid employee living outside [downtown Montreal](#), a freelancer meeting a client, or a business traveler passing through the city for a single meeting, "renting an office by the day" typically means one of three products: a **day pass** granting access to shared hot desks in an open coworking floor, a **private day office** reserved as an enclosed room for a single day, or an hourly booking for short windows of two to four hours. Pricing and availability differ meaningfully across these three formats, and across the roughly 50-plus coworking locations that CoworkingCafe's directory currently lists for the city (Source: [coworkingcafe.com](#)).

Demand for daily office rental in Montreal comes from several overlapping user profiles. The largest is the hybrid employee: someone employed by a company that no longer provides a fixed desk but expects in-person, focused work several days per week, and who lives too far from the corporate office to commute daily. A second profile is the freelancer or independent consultant who works from home most of the time but periodically needs a professional setting, reliable WiFi, or a private room for a client call. A third is the business traveler passing through Montreal for a single meeting or short project who needs a desk or private office for a few hours without renting a hotel business center. A fourth, smaller but consistent, profile is the small startup team that has not yet committed to a fixed lease and periodically books a private day office or meeting room to gather in person. Each of these profiles tends to gravitate toward a different product: hybrid employees and freelancers toward day passes and multi-pass bundles, business travelers toward hourly bookings or premium corporate-brand day offices near transit, and startup teams toward private day offices or small conference rooms booked for a half or full day.

This report focuses on the current, verifiable state of that market as of July 2026. It draws on first-party pricing pages from more than fifteen Montreal-area operators, aggregator platforms including LiquidSpace, Hubble On-Demand, Deskspace, and CoworkingCafe, and market-sizing research from commercial real estate firms including JLL and Colliers. It also draws on 2727 Coworking's own booking platform and homepage, since 2727 Coworking is a Griffintown-based operator directly relevant to comparisons in this space, situated across from the Lachine Canal near the [Atwater Market](#) (Source: [2727coworking.com](#)).

Montreal's day-office market is shaped by two structural factors worth understanding before comparing prices. First, the city's office vacancy rate has remained elevated in the years following the pandemic, which has pushed traditional landlords and dedicated flex-space operators alike to compete more aggressively on short-term, pay-as-you-go products. Second, Montreal's cost of commercial real estate is meaningfully lower than in Toronto or Vancouver, which shows up directly in coworking pricing: Regus, for instance, publishes an average Montreal coworking desk price of CAD\$469 per month against a Toronto range of CAD\$149 to CAD\$545 (Source: [regus.com](#)).

Geographically, Montreal's day-office supply concentrates in a handful of districts, each with a distinct price character. Downtown/Centre-ville hosts the largest concentration of corporate brands, including Regus, WeWork, and Spaces, and commands the city's highest average day rates given its Class-A towers and metro connectivity. Old Montreal blends heritage-building operators such as Crew Collective & Café with tourist-adjacent foot traffic. Griffintown and Saint-Henri, where 2727 Coworking is located, mix industrial-loft aesthetics with canal-side amenity and mid-tier pricing. The Plateau-Mont-Royal and Mile End neighborhoods skew toward independent, freelancer-oriented spaces such as Montreal Cowork, ECTO, and Nuage B, generally at the lower end of the day-pass spectrum. This report's pricing data spans all four of these zones, so readers comparing options by neighborhood, not just by brand, can use the tables below directly. The remainder of this report unpacks pricing tier by tier, beginning with the drop-in day pass, before moving through private day offices, monthly memberships, hourly access, and market-wide context.

## Day Passes and Drop-In Access

The day pass is the entry point of Montreal's flexible workspace market: a single-day, no-commitment booking that grants access to an open coworking floor, shared kitchen, and (at most operators) WiFi and printing. Prices across the city's independent and boutique operators span a wide range.

At the lower end, **ECTO**, a cooperative shared workspace in the Plateau, publishes its own downloadable day-pass and monthly rate sheet directly on its site and offers a free trial day for prospective members, though its public page directs visitors to that rate sheet or a personalized quote rather than posting dollar figures on the page itself (Source: [ecto.coop](http://ecto.coop)). **MetSpace**, a West Island operator with a Dorval location, lists a coworking day-pass at CAD\$40 on LiquidSpace's live booking inventory, with 40 passes shown as available on the date checked (Source: [liquidspace.com](http://liquidspace.com)). Deskpass separately lists two further budget-to-mid addresses: a Rue Angus location at CA\$48 per day and a Rue Saint-Denis location, matching Montreal Cowork's own address, at CA\$35 per day, alongside its 2727 Coworking and an 85 Rue Saint-Paul Ouest listing at CA\$60 per day each (Source: [deskpass.com](http://deskpass.com)) (Source: [deskpass.com](http://deskpass.com)).

Mid-market and canal-adjacent operators price meaningfully higher. **2727 Coworking**, situated in Griffintown across from the Lachine Canal, sells its Hot Desk Day Pass for \$55 directly through its booking platform (Source: [booking.2727coworking.com](http://booking.2727coworking.com)); the same location appears on LiquidSpace at CAD\$50 per day-pass at one listing and CAD\$60 at a second (Source: [liquidspace.com](http://liquidspace.com)) (Source: [liquidspace.com](http://liquidspace.com)), on Deskpass at CA\$60 per day (Source: [deskpass.com](http://deskpass.com)), on CoworkingCafe from CA\$60 per day (Source: [coworkingcafe.com](http://coworkingcafe.com)), and on Hubble On-Demand at \$53.60 per person per day for coworking space (Source: [hubblehq.com](http://hubblehq.com)). **Montreal Cowork**, located in the Plateau-Mont-Royal, lists a "Daily" package at CA\$45 on its own site that discounts to \$30 per day for 9am to 5pm weekday access, alongside an "Unlimited" monthly package at CA\$275 (Source: [montrealcowork.com](http://montrealcowork.com)), a figure broadly consistent with Deskpass's independently observed CA\$35 per day rate at the same Rue Saint-Denis address. **Walter Montreal**, a boutique operator, lists coworking day access at \$46.90 per person per day and a private day office at \$67 per person per day on Hubble (Source: [hubblehq.com](http://hubblehq.com)) (Source: [hubblehq.com](http://hubblehq.com)).

At the top of the shared-desk tier, **1155 Metcalfe Street** (operated as iQ Offices), a downtown financial-district address, lists a day rate of CA\$99 on Deskpass, the highest single day-pass figure identified for a coworking desk in this research (Source: [deskpass.com](http://deskpass.com)). Two Mile-Ex and canal-corridor locations, Nuage B and Kampus, both price coworking access at \$33.50 per person per day on Hubble (Source: [hubblehq.com](http://hubblehq.com)), and both also appear on Deskpass at CA\$25 per day (Source: [deskpass.com](http://deskpass.com)). A well-known heritage-building operator downtown, Crew Collective & Café, blends a café with bookable coworking seating and per-day, per-hour, and membership access tiers, illustrating a hospitality-adjacent model distinct from the standard hot desk format used by most operators profiled in this report.

In practice, booking a day pass generally follows the same pattern across operators regardless of price tier: reserve online through the operator's own booking platform or a third-party marketplace such as LiquidSpace, Hubble On-Demand, or Deskpass, pay upfront by credit card, and receive either a booking confirmation or a temporary access code for arrival. 2727 Coworking's own booking system, for example, lists its Hot Desk Day Pass as a single bookable product alongside its conference rooms, private offices, assigned desks, hot desks, virtual mailbox, and parking spots, all reservable from the same interface (Source: [booking.2727coworking.com](http://booking.2727coworking.com)). Most operators recommend booking at least a day in advance to guarantee desk availability, particularly at smaller independent spaces with limited total capacity.

## Private Day Offices, Meeting Rooms, and Team Bookings

Businesses that need an enclosed, private room for a day, rather than an open hot desk, pay a meaningfully higher rate, and the market segments clearly between independent operators and international serviced-office brands.

**Regus**, part of the IWG plc network, is the dominant corporate brand in this segment. Its Canada-wide pricing page lists "Day offices" starting from \$69 per person per day across 173 Canadian locations, the national headline rate cited in this report's Executive Summary above. Regus also sells hourly offices from \$12 per person per hour, a lower-commitment alternative to a full day office (Source: [regus.com](http://regus.com)), and an "Office Access Plan" from \$23 per person per day that bundles a set number of monthly day-office visits. At its Montreal IA Tower location specifically, a third-party listing site shows a daily workstation in a nomadic open space at CAD\$55 per day, a dedicated desk at CAD\$245 per month, a private office at CAD\$259 per month, and meeting rooms at CAD\$45 per hour (Source: [workin.space](http://workin.space)). LiquidSpace's live inventory confirms individual Regus desks in Montreal and Verdun can be booked from as little as CAD\$7 to CAD\$10 per hour, well below the branded day-office rate, when reserved as an open desk rather than a private office (Source: [liquidspace.com](http://liquidspace.com)).

**WeWork**, the second major international brand present in Montreal, advertises a day pass from CA\$54 per day and a coworking membership from C\$479 per month, discounted to C\$408 per month at time of research (Source: [coworkingcafe.com](http://coworkingcafe.com)). WeWork's own Place Ville Marie building page separately notes a nearby parking structure priced at 350 CAD per month or 25 CAD per day, reflecting the ancillary costs that can accompany a downtown day booking (Source: [wework.com](http://wework.com)). WeWork also markets a pay-as-you-go on-demand product spanning private offices and meeting rooms bookable by the day or hour under its "WeWork Day Pass" listing at this building, distinct from its standard monthly coworking membership (Source: [wework.com](http://wework.com)).

For teams needing a private day office rather than an individual desk, 2727 Coworking's Hubble listing shows a private day office at \$73.70 per person per day, roughly 38% above its own \$53.60 open coworking rate (Source: [hubblehq.com](https://hubblehq.com)). The same operator's booking platform separately lists conference rooms as bookable by the day, distinct from its desk and office inventory (Source: [booking.2727coworking.com](https://booking.2727coworking.com)), and LiquidSpace shows a nine-person private meeting room at the same address from CAD\$250 for a half-day (Source: [liquidspace.com](https://liquidspace.com)).

Meeting-room-specific pricing across the city varies widely by capacity and building class. LiquidSpace lists a Griffintown venue's twelve-person meeting room from CAD\$115 per hour (Source: [liquidspace.com](https://liquidspace.com)), a downtown financial-district ten-person room (iQ Offices at 1155 Metcalfe) from CAD\$126 per hour (Source: [liquidspace.com](https://liquidspace.com)), and Regus's own Crémazie and Verdun rooms at CAD\$59 to CAD\$75 per hour depending on capacity (Source: [liquidspace.com](https://liquidspace.com)). At the outer end of the market, a private team office at a Mile-Ex maker space (D1 Diwan Cowork) is listed at CAD\$414 for a day-pass booking, reflecting a full private studio rather than a single desk or standard meeting room (Source: [liquidspace.com](https://liquidspace.com)).

## Renting Office Space in Montreal by the Hour

For professionals who need workspace for less than a full day, several Montreal operators sell access by the hour rather than requiring a full day-pass purchase. LiquidSpace's live Montreal inventory shows Regus open desks bookable from CAD\$7 to CAD\$10 per hour at multiple locations, including its Verdun-Wellington, Place d'Armes, University Street, and René-Lévesque addresses (Source: [liquidspace.com](https://liquidspace.com)). Regus's own national pricing page confirms this hourly-office product exists as a distinct line item, priced from \$12 per person per hour and explicitly marketed as an alternative to booking a full day office when only a short window is needed, as detailed in the Private Day Offices section above. LiquidSpace separately reports that the average price across all 235 Montreal-area workspace listings on its platform, spanning desks, private offices, and meeting rooms of every size, is CAD\$77, with individual listings ranging from as little as \$10 to as much as \$3,328 for the largest event spaces and full-floor bookings (Source: [liquidspace.com](https://liquidspace.com)). For most single-person, short-window bookings, however, actual hourly costs cluster far below that platform-wide average, generally in the \$7 to \$50 per hour range depending on whether the booking is an open desk or an enclosed private room.

## Monthly Memberships and Multi-Pass Access

Professionals who expect to need a Montreal workspace more than occasionally typically compare the day-pass rate against a monthly hot desk, dedicated desk, or private office membership, since operators price these tiers to reward regular use.

At 2727 Coworking, the monthly ladder published on the operator's own homepage runs from a 1-Person Hot Desk at \$300 per month, to a 1-Person Dedicated Desk at \$450 per month, a 1-Person Closed Office at \$600 per month, a 3-Person Closed Office at \$1,400 per month, a 4-Person Closed Office at \$1,800 per month, an 8-Person Closed Office at \$2,500 per month, and a 10-Person Closed Office at \$3,000 per month (Source: [2727coworking.com](https://2727coworking.com)). These monthly rates are consistent with figures reported independently by Allwork.space, which cites 2727 Coworking as an example of a Montreal "premium operator" with a hot desk at CA\$300, a dedicated desk at CA\$450, and private offices ranging CA\$600 to CA\$3,000-plus per month (Source: [allwork.space](https://allwork.space)).

Across the wider market, monthly hot desk pricing at independent operators generally ranges from roughly \$200 to \$350. Nationally, Allwork.space's 2025 benchmark places Canadian hot desks between CA\$200 and CA\$300 per month, and dedicated desks around CA\$320 per month (Source: [allwork.space](https://allwork.space)), a range consistent with Montreal Cowork's own site, which separately lists an "Unlimited" monthly package at CA\$275 and a ten-visit notebook pass starting at CA\$230 for three months' validity, detailed further in this report's Case Studies section below. Deskpass's live Rue Saint-Denis listing, at the same address as Montreal Cowork, prices day access at CA\$35, reinforcing that operator's mid-market positioning from an independent, non-operator source (Source: [deskpass.com](https://deskpass.com)). At the premium end, Regus's IA Tower dedicated desk runs CAD\$245 per month and its private office CAD\$259 per month (Source: [workin.space](https://workin.space)), figures that sit within the Allwork.space-reported Canadian private office band of CA\$450 to CA\$2,100-plus once larger, fully enclosed offices rather than single dedicated desks are considered.

Regus positions its Montreal monthly coworking desks between CAD\$235 and CAD\$405 per person, undercutting its own quoted national average Montreal desk price of CAD\$469, which the company attributes partly to newer locations coming online below the market average (Source: [regus.com](https://regus.com)). Its individual Montreal buildings list starting monthly costs from roughly CAD\$279 at its IA Tower and Robert-Bourassa locations up to CAD\$523 at its De Gaspe Avenue address, a range detailed further in this report's Case Studies section below. Base-tier Regus pricing across Canada, applicable to private and small team offices on 24-month contracts, starts from \$6 per person per day, among the lowest committed-term rates identified in this research (Source: [regus.com](https://regus.com)).

Nationally, Allwork.space's aggregated 2025 pricing benchmarks put Canadian hot desks between CA\$200 and CA\$300 per month, dedicated desks around CA\$320 per month, and private offices between CA\$450 and CA\$2,100-plus, figures broadly consistent with the operator-level Montreal data collected for this report (Source: [allwork.space](https://allwork.space)).

Table 2 below compares monthly hot desk and private office pricing across a sample of the operators discussed in this section, giving readers a reference point for the membership decision covered later in this report's Implications section.

OPERATOR	MONTHLY HOT DESK	MONTHLY PRIVATE OFFICE	SOURCE
<b>Nuage B / Kampus</b>	\$33.50/person/day equivalent	n/a	(Source: <a href="http://hubblehq.com">hubblehq.com</a> )
<b>Montreal Cowork</b>	CA\$275/month (Unlimited)	n/a	(Source: <a href="http://montrealcowork.com">montrealcowork.com</a> )
<b>Regus IA Tower</b>	CAD\$245/month (dedicated desk)	CAD\$259/month	(Source: <a href="http://workin.space">workin.space</a> )
<b>2727 Coworking</b>	\$300/month	\$600 to \$3,000/month	(Source: <a href="http://2727coworking.com">2727coworking.com</a> )
<b>Canada national benchmark</b>	CA\$200 to \$300/month	CA\$450 to \$2,100+/month	(Source: <a href="http://allwork.space">allwork.space</a> )
<b>Regus (Montreal average)</b>	CAD\$235 to \$405/month	CAD\$279 to \$523/month	(Source: <a href="http://regus.com">regus.com</a> )

The table shows that 2727 Coworking's \$300 hot desk sits at the upper end of the CA\$200 to \$300 national hot desk benchmark, but its closed-office tier, running from \$600 to \$3,000 per month depending on team size, remains inside or below Regus's Montreal private-office band of CAD\$279 to CAD\$523 per person, since Regus prices per person while 2727 Coworking prices per room regardless of occupancy up to its stated capacity. This distinction, per-person versus per-room pricing, is one of the most common sources of confusion when comparing operators, and readers should always confirm which model a quoted price reflects before comparing it against a competitor's rate.

## Comparative Context and Market Positioning

Montreal's day-office pricing sits meaningfully below Canada's two largest coworking markets. Regus's own comparative guide states plainly that Toronto coworking desks range from CAD\$149 to CAD\$545 per month, a wider and generally higher band than Montreal's CAD\$235 to CAD\$405 range (Source: [regus.com](http://regus.com)). This is consistent with Montreal's broader reputation for lower commercial real estate costs relative to Toronto and Vancouver, a factor Regus's own marketing highlights when promoting the city to prospective corporate tenants.

Within Montreal, positioning splits along three lines: independent and cooperative operators competing on price and community (ECTO, MetSpace, Montreal Cowork), mid-market canal-corridor and industrial-loft operators competing on design and amenities (2727 Coworking, Nuage B, Kampus, Walter Montreal), and international serviced-office brands competing on multi-city network access and guaranteed private space (Regus, WeWork, Spaces). CoworkingCafe's directory lists 52 coworking spaces across the Montreal metropolitan area, giving prospective renters a substantial set of options within each tier (Source: [coworkingcafe.com](http://coworkingcafe.com)).

2727 Coworking's positioning is instructive as a mid-market case. Its \$55 day pass sits above the city's budget industrial-loft tier (CA\$25 to \$40) but below premium corporate day offices (\$69 to \$99). Its amenities, confirmed directly on its homepage, include 24/7 building access, a conference room with free access for members, a fully equipped kitchen with coffee, shower access, included heating, air conditioning and electricity, gigabit high-speed internet, and alarm and camera security (Source: [2727coworking.com](http://2727coworking.com)). Its location directly across from the Lachine Canal Park is a differentiator versus downtown financial-district competitors, which tend to offer transit proximity but limited outdoor amenity.

Beyond desks and offices, several Montreal operators bundle or separately price ancillary products that affect the total cost of a workspace booking. 2727 Coworking's booking platform lists seven distinct bookable categories: conference rooms, day passes, private offices, assigned desks, hot desks, a virtual mailbox for business correspondence, and parking spots, with private offices and parking spots both structured around a 12-month lease and assigned desks requiring a 3-month minimum, while day passes and hot desks remain fully flexible with no minimum commitment (Source: [booking.2727coworking.com](http://booking.2727coworking.com)) (Source: [booking.2727coworking.com](http://booking.2727coworking.com)). This mix of commitment lengths within a single operator is typical of the Montreal market: renters should confirm the specific minimum term attached to any given product before assuming that "day pass" pricing extends to every desk type an operator sells.

Market-sizing research shows a wide spread depending on methodology and scope, a discrepancy worth stating openly rather than resolving artificially. Next Move Strategy Consulting's narrowly defined "co-working space" market estimate puts the 2023 Canadian market at USD\$285.1 million, forecast to reach USD\$893 million by 2030 (Source: [nextmsc.com](http://nextmsc.com)). Bonafide Research, using a broader "coworking space" definition and a 2025 base year, values the market at more than USD\$700 million (Source: [bonafideresearch.com](http://bonafideresearch.com)). Ken Research, using a still broader "co-working

office spaces" scope that appears to include adjacent flexible-office segments, values the market at approximately USD\$3.2 billion (Source: [kenresearch.com](https://www.kenresearch.com)). Readers should treat these figures as directionally consistent (all three show a large and growing market with Montreal among the top three cities) rather than as precisely reconcilable, since each vendor applies a different market definition and methodology.

## Data Analysis and Evidence

Several independent data points converge to explain why day-office demand in Montreal, and Canada generally, has strengthened. On the supply side, commercial real estate researcher Colliers reported that flexible office space (encompassing bookable coworking space and short-term turnkey leases) was projected to reach 8% of total Canadian office inventory, up from a 6% prediction made in the firm's own Q4 2021 report (Source: [collierscanada.com](https://www.collierscanada.com)). That upward revision, made by the same research team using a consistent methodology across two reporting periods, is a useful independent corroboration of the flex-space growth narrative separate from any coworking-industry vendor's own projections.

On vacancy specifically, JLL's Q1 2026 Canada Office Market Dynamics report puts the national office vacancy rate at a stable 18.1%, while noting that Montreal registered its first quarterly vacancy decrease since 2020 during that period, a signal that the city's office market, while still soft by historical standards, may be stabilizing (Source: [jll.com](https://www.jll.com)). Elevated vacancy has historically pushed landlords toward flexible and short-term leasing structures, including partnerships with coworking operators, as a way to activate otherwise-empty floors, a dynamic Colliers' own flex-space inventory data indirectly supports.

On demand, Gallup's ongoing Hybrid Work indicator, based on self-administered surveys of U.S. employees who are members of the Gallup Panel, finds that a majority of remote-capable employees already work hybrid schedules and that six in ten remote-capable employees actively prefer that arrangement over fully remote or fully on-site work (Source: [gallup.com](https://www.gallup.com)). Gallup further finds that hybrid employees who work exclusively remotely today are, in six in ten cases, extremely likely to seek a new job if remote flexibility were removed, underscoring how entrenched flexible-location work has become among knowledge workers, a population that overlaps heavily with day-office users (Source: [gallup.com](https://www.gallup.com)). Industry-wide, Allwork.space's 2025 to 2026 trend report finds 77% of companies now operate hybrid models, and separately notes that 55% of global corporations currently utilize flexible workspace solutions as part of formal corporate real estate strategy (Source: [allwork.space](https://www.allwork.space)).

On supply scale, Allwork.space reports 883 coworking spaces currently operating across Canada, spread across major urban centers (Source: [allwork.space](https://www.allwork.space)), a figure consistent with the scale implied by CoworkingCafe's own count of 52 listed spaces in the Montreal metropolitan area alone (Source: [coworkingcafe.com](https://www.coworkingcafe.com)).

On the operator side, Allwork.space's global profitability benchmarking found that 58% of flexible workspace operators are profitable, 22% are at break-even, and 18% are loss-making, with an aggregate global profitability level of 54% across the sector (Source: [allwork.space](https://www.allwork.space)). On the user side, the same research finds that small and medium-sized enterprises lead coworking usage with a 29.50% share of demand, benefiting from the plug-and-play, no-fit-out-required nature of a day pass or short-term desk, while freelancers are described as the fastest-growing user segment (Source: [allwork.space](https://www.allwork.space)). North America as a whole accounts for a 38.40% share of the global coworking market, the largest of any region tracked, underscoring how significant Canadian and American demand is to the industry's overall trajectory (Source: [allwork.space](https://www.allwork.space)).

A useful cross-border comparison: Allwork.space's United States pricing benchmark puts the average American hot desk at US\$150, with dedicated desks between US\$300 and US\$400, and meeting rooms averaging roughly US\$45 per hour (Source: [allwork.space](https://www.allwork.space)). Converted at prevailing exchange rates, that US average sits close to the CA\$200 to CA\$300 Canadian hot desk range cited above, suggesting Canadian and American coworking pricing are broadly comparable once currency is accounted for, even though the two countries' underlying commercial real estate markets differ substantially by city.

Table 1 below consolidates day pass pricing observed across the operators and marketplaces researched for this report, giving readers a single reference point for comparison shopping.

OPERATOR / LISTING	DAY PASS PRICE	SEGMENT	SOURCE
Nuage B / Kampus (Mile-Ex)	CA\$25/day	Budget, industrial-loft	(Source: <a href="https://deskpass.com">deskpass.com</a> )
Metspace West Island (Dorval)	CAD\$40/day-pass	Budget-mid, suburban	(Source: <a href="https://liquidspace.com">liquidspace.com</a> )
Rue Angus listing (East end)	CA\$48/day	Budget-mid	(Source: <a href="https://deskpass.com">deskpass.com</a> )
Montreal Cowork (Plateau)	\$30 to \$45/day	Mid-market	see Case Studies below
Walter Montreal	\$46.90/person/day	Mid-market, boutique	(Source: <a href="https://hubblehq.com">hubblehq.com</a> )
WeWork (citywide)	from C\$54/day	Mid-premium, corporate	(Source: <a href="https://coworkingcafe.com">coworkingcafe.com</a> )
Regus IA Tower	CAD\$55/day	Mid-premium, corporate	(Source: <a href="https://workin.space">workin.space</a> )
2727 Coworking (Griffintown)	\$50 to \$60/day (\$55 direct)	Mid-premium, canal-side	(Source: <a href="https://booking.2727coworking.com">booking.2727coworking.com</a> )
Regus (national day offices)	from \$69/person/day	Premium, corporate	(Source: <a href="https://regus.com">regus.com</a> )
iQ Offices / 1155 Metcalfe	CA\$99/day	Premium, downtown	(Source: <a href="https://deskpass.com">deskpass.com</a> )

The table illustrates roughly a fourfold spread between the least and most expensive day-pass listings identified (CA\$25 versus CA\$99), underscoring how much location, brand, and amenity level drive price in this market. It also shows that 2727 Coworking's pricing sits squarely in the middle tier, above the city's budget industrial-loft and suburban options but meaningfully below Regus's national day-office rate and the most expensive downtown financial-district listings.

## Case Studies and Real-World Examples

### 2727 Coworking, Griffintown

2727 Coworking operates a single Griffintown location at 2727 Rue Saint-Patrick, positioned directly across from the Lachine Canal and within walking distance of the Atwater Market (Source: [2727coworking.com](https://2727coworking.com)). Its published desk ladder runs from a \$300 per month hot desk to a \$3,000 per month ten-person closed office, as detailed above, while its day pass, available for single-day bookings without a membership, is listed at \$55 on its own booking platform (Source: [booking.2727coworking.com](https://booking.2727coworking.com)). The operator markets 24/7 access, free conference room use for members, a fully equipped kitchen, shower facilities, and gigabit internet as differentiators against both budget independents and downtown corporate brands.

### Regus IA Tower, Downtown Montreal

Regus's IA Tower location, at 2000 McGill College Avenue in the heart of downtown, illustrates the corporate serviced-office model. A third-party workspace directory shows the location pricing a daily open-space workstation at CAD\$55, a monthly dedicated open-space desk at CAD\$245, a monthly private office desk at CAD\$259, and meeting rooms at CAD\$45 per hour (Source: [workin.space](https://workin.space)). Regus's own city guide separately lists the same building's starting monthly rate at CAD\$279 (Source: [regus.com](https://regus.com)), a modest discrepancy from the third-party listing that likely reflects different desk types or promotional pricing at the time each source was captured.

### WeWork Place Ville Marie

WeWork's Place Ville Marie location, in one of downtown Montreal's most recognizable office towers, sells day passes as part of its national "from C\$54/day" pricing and a discounted C\$408 per month coworking membership (against a C\$479 rack rate) (Source: [coworkingcafe.com](https://coworkingcafe.com)). The building's own WeWork page references a nearby parking structure priced at 350 CAD per month or 25 CAD per day for visitors who drive rather than

use the adjacent Bonaventure and Ville-Marie expressway connections, as detailed in the Private Day Offices section above. As a Class-A downtown tower with a globally recognized brand, this location illustrates the premium end of Montreal's corporate day-office segment.

## Montreal Cowork, Plateau-Mont-Royal

Montreal Cowork occupies a converted space in the Plateau-Mont-Royal neighborhood a short walk from the Mont-Royal metro station. Its own published rate card lists a Daily package at CA\$45, discounted to \$30 per day for standard 9am to 5pm weekday access, an Unlimited monthly package at CA\$275 that includes one hour of complimentary meeting room time, and a ten-visit notebook pass starting at CA\$230 (Source: [montrealcowork.com](http://montrealcowork.com)). The operator also lists 125 on-site parking spaces, a differentiator versus most downtown competitors where parking is scarce and separately priced.

## Nuage B and Kampus, Mile-Ex / Canal Corridor

Nuage B and Kampus, both located in Montreal's Mile-Ex and canal-corridor industrial districts, price coworking access at \$33.50 per person per day on Hubble On-Demand, among the lowest rates identified for a branded, professionally managed space in this research (Source: [hubblehq.com](http://hubblehq.com)). LiquidSpace's live listings show Nuage B also renting private meeting rooms from CAD\$30 per hour for a four-person room and up to CAD\$200-plus for a half-day event space booking, illustrating how the same building can serve both budget day-pass users and higher-value private events within one pricing structure (Source: [liquidspace.com](http://liquidspace.com)).

## Implications and Future Directions

A practical break-even calculation illustrates when a day pass stops being the cheaper option. At 2727 Coworking's \$55 day pass against its \$300 monthly hot desk, the two costs converge at roughly 5.5 visits per month: below that frequency, paying per-day costs less overall, and above it, the monthly membership wins. At a more budget-oriented operator such as MetSpace, with a CAD\$40 day pass against a national Canadian hot desk benchmark of roughly CA\$200 to \$300 per month, the crossover point falls somewhere between roughly 5 and 7.5 visits per month, since the ratio between the day rate and the monthly rate is somewhat less favorable to the occasional user than at 2727 Coworking. This means the "right" choice between a day pass and a membership is not a fixed rule but depends on both the specific operator's pricing ratio and how many days per month the renter actually expects to use the space, a calculation worth running explicitly before committing to either option. Multi-pass bundles, sold by several operators as a set of 5 or 10 day passes at a modest discount to the single-day rate, offer a middle path for renters who fall in the 3-to-6-visit-per-month range where neither a single day pass nor a full monthly membership is clearly optimal.

The pricing data collected for this report point to three durable dynamics in Montreal's day-office market. First, the spread between budget and premium day passes (roughly CA\$25 to \$99) is wide enough that location shopping meaningfully changes cost: a professional who needs a workspace twice a week could pay anywhere from \$30 to nearly \$200 depending purely on operator choice, holding frequency constant. Second, the persistent gap between Montreal and Toronto pricing, with Regus's own data (cited in the Comparative Context section above) showing Toronto desks running as much as 30% higher at the top end (CAD\$545 versus CAD\$405), suggests Montreal will likely remain an attractive lower-cost alternative for companies weighing satellite offices across Canadian cities, a factor that could support continued above-average growth in the city's flexible workspace inventory.

Third, market growth forecasts, while inconsistent in absolute dollar terms across research firms, agree directionally: all three market-sizing sources reviewed here (Next Move Strategy Consulting, Bonafide Research, and Ken Research) describe an expanding Canadian coworking sector, and Next Move Strategy Consulting's specific 17.6% compound annual growth rate projection through 2030 implies the sector could more than triple in size from its 2023 base over that period if current trends hold (Source: [nextmsc.com](http://nextmsc.com)). Should Canadian office vacancy continue its recent stabilization, as JLL's Q1 2026 data suggests may be starting in Montreal specifically (Source: [jll.com](http://jll.com)), landlords may become less willing to offer coworking operators discounted master leases, a cost pressure that could push day-pass pricing upward over the next several years even as demand remains strong.

For hybrid employees specifically, the structural demand driver, 77% of companies operating hybrid models as of late 2025 (Source: [allwork.space](http://allwork.space)), shows no sign of reversing, and Gallup's finding that a majority of remote-capable employees would consider leaving a job that eliminated remote flexibility suggests employers have limited room to mandate a full return to fixed offices (Source: [gallup.com](http://gallup.com)). This suggests day-pass and occasional-access products, rather than only monthly memberships, will remain a durable and possibly growing share of Montreal operator revenue over the coming years.

## Frequently Asked Questions (FAQs)



**How much does it cost to rent an office by the day in Montreal?** Day pass pricing across the operators reviewed in this report ranges from CA\$25 at the most affordable industrial-loft spaces to CA\$99 at premium downtown locations, with most mid-market options, including 2727 Coworking's \$55 day pass, falling between \$45 and \$60 (Source: [booking.2727coworking.com](https://booking.2727coworking.com)) (Source: [deskpass.com](https://deskpass.com)).

**What is a coworking day pass, specifically?** A day pass grants single-day access to a shared, open coworking floor, typically including WiFi, a hot desk (not assigned to any one person), and shared amenities such as a kitchen; it differs from a private day office, which reserves an enclosed room, and generally costs less as a result (Source: [2727coworking.com](https://2727coworking.com)).

**How much does a private office for a day cost in Montreal?** Private day offices command a premium over shared day passes. Regus lists its national day office product from \$69 per person per day, while 2727 Coworking's own private day office rate on Hubble On-Demand is \$73.70 per person per day (Source: [hubblehq.com](https://hubblehq.com)), roughly 38% above its shared coworking rate of \$53.60.

**Can I rent an office space in Montreal by the hour?** Yes. Regus sells hourly offices from \$12 per person per hour, and LiquidSpace's live inventory shows individual open desks bookable from as little as CAD\$7 to \$10 per hour at several Regus and third-party Montreal listings (Source: [liquidspace.com](https://liquidspace.com)).

**What is the average price of shared office space in Montreal?** Regus's own market data, cited in this report's Introduction, puts the average Montreal coworking desk at CAD\$469 per month, though its own Montreal-specific locations price between CAD\$235 and CAD\$405 per person per month, below that broader average. Allwork.space's separate 2025 national benchmark puts Canadian hot desks between CA\$200 and CA\$300 per month (Source: [allwork.space](https://allwork.space)).

**Where can I find cheap office space in Montreal?** The most affordable day passes identified in this research were the Nuage B and Kampus listings at CA\$25 per day (Source: [deskpass.com](https://deskpass.com)), with the Metspace West Island location in Dorval close behind at CAD\$40 per day-pass (Source: [liquidspace.com](https://liquidspace.com)); on the monthly side, Regus's base Canadian pricing starts from \$6 per person per day on a 24-month contract, the lowest committed-term rate identified in this research, as noted in the Monthly Memberships section above.

**Is a day pass or a monthly membership cheaper for occasional use?** The answer depends on frequency. At a \$55 day pass against a \$300 monthly hot desk, the two costs cross at roughly five to six visits per month; below that frequency, single day passes cost less in total, and above it, a monthly membership becomes the better value, a pattern consistent across the pricing tiers documented in this report's Data Analysis section.

**Does renting a temporary office space in Montreal include parking?** Rarely, and where it is offered, it is usually priced separately. WeWork's Place Ville Marie building references a nearby parking structure at 25 CAD per day as an add-on, as detailed in the Case Studies section above, while Montreal Cowork is a rarer example of an operator advertising a substantial 125-space on-site lot as part of its facilities.

**How does temporary office space pricing compare between Griffintown and downtown Montreal?** Griffintown and Saint-Henri operators, including 2727 Coworking, price day passes across roughly a CA\$25 to \$60 band, an "industrial loft, canal-side, creative community" positioning distinct from downtown's more corporate character (Source: [2727coworking.com](https://2727coworking.com)), while downtown Centre-ville operators, including WeWork, Regus, Spaces, and iQ Offices, typically price between \$30 and \$99, reflecting downtown's higher real estate costs and denser concentration of corporate-branded locations.

**Are day pass costs tax-deductible for freelancers and self-employed professionals in Montreal?** Day passes purchased for business purposes are generally deductible as a business expense in Canada, distinct from the Canada Revenue Agency's separate simplified home-office deduction, which is capped at a flat rate per day worked from home; freelancers who mix home-office and day-pass work should compare which deduction method yields the larger benefit for their specific situation, and consult a tax professional for guidance specific to their circumstances.

**What amenities are typically included in a Montreal coworking day pass?** Across the operators reviewed in this report, day pass amenities commonly include WiFi, access to a shared kitchen, and printer access; premium inclusions such as free conference room time, shower facilities, and 24/7 building access are more common at mid-market and premium operators than at the most budget-oriented independent spaces. 2727 Coworking, for example, explicitly lists hot desk access, kitchen and coffee, fast WiFi, and printer access as included in its day pass product (Source: [booking.2727coworking.com](https://booking.2727coworking.com)).

## Conclusion

Renting an office by the day in Montreal in 2026 spans a wide but navigable price range. Budget-conscious professionals can secure a shared hot desk for CA\$25 to \$40 at industrial-loft and suburban operators, mid-market users will typically pay \$45 to \$60 at canal-corridor and boutique spaces including 2727 Coworking, and businesses needing a guaranteed private office or multi-city brand access should expect \$69 to \$99 per person per



day at corporate operators such as Regus and WeWork. Hourly access, where available, starts near \$7 to \$12 and offers a lower-commitment alternative for very short visits.

These prices sit within a Montreal market that remains meaningfully cheaper than Toronto's, within a Canadian coworking sector that independent research firms agree is growing quickly even where they disagree on its precise current size, and against a backdrop of persistently high office vacancy and entrenched hybrid work adoption that together sustain steady demand for pay-as-you-go workspace. For most single-day or occasional bookings, the practical decision comes down to three questions: how much privacy is required, how far the location is from home or a client meeting, and whether the visit is a one-off or the first of a recurring pattern that would justify a monthly membership instead. The pricing tables and case studies in this report are intended to make that comparison straightforward, using verified, current rates from the operators and marketplaces that serve Montreal's flexible workspace market as of July 2026.

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Tags: rent office by the day montreal, coworking day pass montreal, montreal daily office space rental, private office for a day montreal, shared office space montreal price, temporary office space montreal, montreal coworking prices, cheap office space montreal, 2727 coworking

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