

Coworking Pricing Analysis: US & Canada Markets (2025)

Published August 28, 2025 30 min read



Coworking Space Pricing in the United States and Canada (2025)

Coworking spaces have become a mainstream solution for freelancers, startups, and even enterprise teams seeking flexible work environments. In this report, we provide a comprehensive, data-driven analysis of coworking space pricing across the United States and Canada. We break down costs by membership type (hot desks, dedicated desks, private offices, and day passes) and by region (major and secondary cities). We also present a detailed case study of **2727 Coworking** in Montreal, and analyze the factors influencing pricing trends. All currency figures are given in local currency (USD for U.S. markets and CAD for Canadian markets) to avoid confusion.

Coworking Membership Types and Pricing Overview

Coworking providers typically offer several tiers of membership, each with different pricing. The main types include:

- **Hot Desk (Open Workspace):** A flexible membership where you can use any available seat in a shared area (also called open workspace or "[hot desking](#)"). This is the most affordable tier, ideal for those who need occasional or flexible access. In the U.S., hot desk memberships average around **\$150 per month**(Source: [optixapp.com](#)), though prices vary widely by city. For example, hot desk rates average **\$400–\$600/month** in Manhattan (NYC) but can be as low as ~\$150 in smaller markets (Source: [optixapp.com](#))(Source: [optixapp.com](#)). In Canada, unlimited monthly hot desk plans typically range from **CA\$200 to CA\$400** depending on the city (Source: [zemlar.ca](#)). For instance, a Toronto coworking space (Lab T.O.) offers day passes for CA\$20 and a full-time hot desk at **CA\$200/month**(Source: [nomadcapitalist.com](#)), whereas a Vancouver WeWork location advertises hot desk memberships around **CA\$320–\$399/month** after promotions (Source: [wework.com](#)).
- **Dedicated Desk:** A reserved workstation that is yours exclusively, usually in a shared open area. This option guarantees you a specific desk with the ability to leave equipment or personal items. Dedicated desks generally cost about **20–30% more** than hot desks at the same location (Source: [launchworkplaces.com](#)). U.S. dedicated desk rates average roughly **\$300–\$400 per month** nationally (Source: [movity.com](#)). According to one survey, the U.S. average was **\$387/month** for a dedicated desk (Source: [movity.com](#)). However, in top-tier cities like New York or San Francisco, dedicated desk prices can range from **\$700 up to \$1,200 per month** for premium locations (Source: [optixapp.com](#)). In Canada, a "permanent" or dedicated desk with 24/7 access averages around **CA\$320 per month**(Source: [movity.com](#)). For example, dedicated desk memberships in Toronto are about **CA\$339/month** on average (Source: [coworkingcafe.com](#)), and in Halifax around **CA\$330/month**(Source: [coworkingcafe.com](#)).
- **Private Office:** An enclosed office (for one person or a team) within a coworking center. [Private offices](#) offer privacy and security at a significantly higher price point. Costs vary widely based on size (number of occupants) and location. **Single-person private offices in U.S. coworking spaces typically start at around \$600 per month** as a base in smaller markets (Source: [launchworkplaces.com](#)), but in major cities the rates are much higher. For instance, in Manhattan a small private office can easily be **\$2,000+ per month**(Source: [optixapp.com](#)), and San Francisco is around **\$1,500+ for a private office**(Source: [optixapp.com](#)). Mid-size U.S. cities like Chicago often see private offices in the **\$1,000–\$1,500** range for a few desks (Source: [optixapp.com](#)). In Canada, [private office pricing](#) also spans a broad range: across Canada the average cost is about **CA\$580 per desk per month** in a private office setting (Source: [office-hub.com](#)). Toronto and Vancouver are the priciest markets – an average private office in Toronto costs about **USD \$1,657 (≈CA\$2,100)**

per month, and in Vancouver around **USD \$1,270 (≈CA\$1,600)** per month (Source: mordorintelligence.com). By contrast, private offices in smaller Canadian markets or suburban locations can start as low as **CA\$450–\$500/month** for a one-person office (Source: coworkingcafe.com)(Source: coworkingcafe.com), with prices increasing for larger multi-desk suites.

- **Day Passes:** Many coworking spaces offer one-day access passes for users who just need a desk for a day. A **coworking day pass typically costs between \$20 and \$50 USD per day in the U.S.** depending on the city and amenities (Source: launchworkplaces.com). Large cities like New York, Los Angeles, or Toronto tend to be on the higher end (around \$40–\$50 or CA\$50+), whereas smaller cities might charge \$20–\$30 for a day visit. For example, a WeWork day pass in many U.S. cities starts around **\$29/day**(Source: wework.com). In Canada, day passes similarly range roughly **CA\$25 to \$50**. In Montreal, several [coworking sites](#) offer day rates in the **CA\$20–\$30** range (e.g. one Montreal space offers day passes at **CA\$25/day**(Source: nomadcapitalist.com)), while the 2727 Coworking site in Montreal charges **CA\$40 for a day pass**(Source: 2727coworking.com).

In addition to these, coworking operators often provide other options like [virtual offices](#) (business address and mail services without a physical desk), [meeting room rentals](#), or part-time memberships (e.g. 5-days-per-month packages), but for this report we focus on the primary membership categories above. In the sections that follow, we delve deeper into how these prices vary by region and city, and what trends can be observed in 2024–2025.

Coworking Space Pricing in the United States

The United States is a highly diverse market for coworking, with significant price variation between expensive coastal hubs and more affordable inland cities. Overall, U.S. coworking costs have remained relatively stable from 2023 into 2024 – for example, the national median price for a monthly open workspace (hot desk) was **\$149 in Q4 2024** (slightly down from \$150 the year prior) (Source: coworkingcafe.com)(Source: coworkingcafe.com), and the median dedicated desk price held at **\$300/month** nationally (Source: coworkingcafe.com). However, this national picture masks big differences at the local level. Below we break down pricing by region, highlighting major and secondary cities.

High-Cost Coastal Hubs (West Coast & Northeast)

Major coastal cities, driven by high demand and expensive real estate, command the **highest coworking prices in the country**. Notably, **New York City (Manhattan)** and **San Francisco** consistently top the charts. In Manhattan, a hot desk membership commonly ranges from **\$400 to \$600 per month**, dedicated desks from **\$700 up to \$1,200** and private offices from **\$2,000 per month and**

upward(Source: optixapp.com). San Francisco is comparable, with hot desks around **\$350–\$550**, dedicated desks **\$600–\$1,100**, and private offices roughly **\$1,500+** monthly (Source: optixapp.com). These prices are roughly double the national averages, reflecting the “*premium*” nature of these markets.

Other Northeast hubs like **Boston, Washington D.C., and Seattle (Pacific Northwest)** also see elevated prices (Seattle often parallels West Coast pricing). For example, one source noted New York’s private office rates are about 33% higher than San Francisco’s, which in turn are significantly higher than elsewhere (Source: optixapp.com). **Los Angeles** is another large market – while large in number of spaces, its pricing is slightly below SF/NYC: hot desks in LA average around the mid-\$300s per month, and dedicated desks in the mid/high-\$500s, according to industry data. Coastal markets tend to offer the most amenities and have strong demand from tech and corporate users, which drives up the cost. Even secondary coastal cities (e.g. **Seattle, Portland, Miami**) typically see hot desk rates in the \$200–\$300+ range per month.

Midwest and Affordable Interior Cities

By contrast, cities in the U.S. Midwest and other interior regions offer **more budget-friendly coworking options**. According to a 2025 price survey, **Wichita, KS and Greensboro, NC** were among the cheapest U.S. metro areas for coworking, with open desk memberships priced at just **\$99 per month** – the lowest in the nation (Source: coworkingcafe.com)(Source: coworkingcafe.com). Many mid-sized cities in the Midwest have hot desk memberships in the \$100–\$200 range. For example, **Kansas City** can offer hot desks as low as ~\$150–\$300, dedicated desks \$250–\$500, and private offices \$500–\$900 per month (Source: optixapp.com), substantially undercutting coastal prices.

Even larger Midwestern cities like **Chicago** are moderate compared to NYC/SF. In Chicago, a typical hot desk costs about **\$250–\$400** monthly, a dedicated desk **\$400–\$800**, and a private office around **\$1,000–\$1,500** per month (Source: optixapp.com). These ranges position Chicago as a “mid-tier” price point among major metros (Source: optixapp.com) – expensive by national standards, but more affordable than the coasts. **Austin, TX**, a fast-growing tech hub in the South, shows similar mid-tier pricing: hot desks roughly **\$200–\$350**, dedicated desks **\$350–\$700**, and private offices in the **\$800–\$1,200** range (Source: optixapp.com). Other Sunbelt cities (e.g. **Dallas-Fort Worth, Atlanta, Phoenix**) often fall in this middle category as well, offering big-city infrastructure at somewhat lower cost.

Importantly, the *spread* in pricing between cities grows as the space gets more private. Hot desk costs are relatively tight across cities (often \$150 on the low end to \$500+ on the high end), whereas private office rates diverge dramatically (Source: optixapp.com). The **chart below** illustrates these differences for a sample of cities:

image

Figure: Average Monthly Coworking Prices by City and Membership Type (USD). Coastal hubs like NYC and SF command the highest fees, especially for private offices, whereas cities like Austin and Kansas City are far more affordable (Source: [optixapp.com](https://www.optixapp.com)) (Source: [optixapp.com](https://www.optixapp.com)).

This regional variation is influenced by local demand and cost of living. Many smaller cities and suburban areas have seen an uptick in coworking spaces (for instance, **Nashville's coworking supply grew 24% in one quarter of 2024** (Source: [optixapp.com](https://www.optixapp.com))), yet they remain cheaper alternatives to the traditional coastal centers. Operators in lower-cost cities sometimes market themselves as “value-for-money” alternatives to high-priced markets (Source: [optixapp.com](https://www.optixapp.com)), appealing to remote workers and companies seeking to cut costs.

Summary of U.S. Pricing

To summarize U.S. coworking pricing circa 2024/2025:

- **National medians:** ~\$149/month for hot desks; ~\$300/month for dedicated; virtual offices ~\$120; meeting rooms ~\$50/hour (Source: [coworkingcafe.com](https://www.coworkingcafe.com)) (Source: [coworkingcafe.com](https://www.coworkingcafe.com)).
- **Most expensive metros:** *New York, San Francisco, Silicon Valley, Santa Monica/Los Angeles, Washington D.C.* – hot desks often \$300–\$600, private offices \$1500–\$2500+.
- **Mid-range metros:** *Chicago, Boston, Seattle, Austin, Miami* – hot desks ~\$200–\$400, private offices ~\$1000 or slightly above.
- **Most affordable metros:** *Interior/smaller cities (e.g., Wichita, Greensboro, Kansas City, Indianapolis)* – hot desks frequently <\$200, dedicated desks <\$300, private offices in the low hundreds. Some ultra-low examples like \$99/month hot desks exist in a few markets (Source: [coworkingcafe.com](https://www.coworkingcafe.com)).
- **Secondary vs. primary cities:** Many secondary cities (e.g. **Phoenix, Philadelphia, Portland OR**) actually host dozens of coworking spaces and often have prices below the national median (Phoenix ~ \$119 for open desk median (Source: [coworkingcafe.com](https://www.coworkingcafe.com))). The rise of remote work has spread demand beyond traditional hubs, keeping national averages relatively stable even as premium locations climb in price.

Coworking Space Pricing in Canada

Canada's coworking market, while smaller than the U.S., shows similar patterns: the largest urban centers have the highest prices, but overall pricing is somewhat more homogeneous across cities. In 2024, the **average desk price in a Canadian private office was about CA\$580**, and in a dedicated enterprise suite around CA\$500 (Source: [office-hub.com](https://www.office-hub.com)). Dedicated desk memberships in coworking (per person)

tend to cluster in the low-to-mid CA\$300s in many markets, and hot desk (open space) plans in the CA\$200–\$300 range. We provide a regional breakdown below, focusing on Atlantic Canada, Central Canada (Ontario/Quebec), and Western Canada.

Atlantic Canada (East Coast Provinces)

Atlantic Canada – which includes cities like **Halifax, Nova Scotia; St. John's, Newfoundland; Moncton or Fredericton, New Brunswick; and Charlottetown, PEI** – generally offers the **most affordable coworking options in Canada**. These cities are smaller in population and have lower commercial rents than Toronto, Vancouver or Montreal. In **Halifax**, one of the region's largest hubs, dedicated desks typically cost about **CA\$330 per month** on average (Source: coworkingcafe.com). Open workspace (hot desk) memberships are often available on flexible terms and tend to be even cheaper (many Halifax spaces advertise hot-desk monthly plans under CA\$300, or day passes around CA\$25–\$40). For example, one Halifax coworking venue lists hot desk access at **CA\$25/day** or **CA\$150/month** for part-time plans (Source: nomadcapitalist.com)(Source: nomadcapitalist.com).

Private offices in Atlantic Canada start around **CA\$400–\$500/month** for a basic one-person office. Halifax coworking centers often quote entry-level private offices at roughly **CA\$450 per month** as a starting rate (Source: coworkingcafe.com). Meeting room rentals in Halifax average about **CA\$47.50/hour**(Source: coworkingcafe.com), slightly below rates in larger cities. Outside Halifax, in smaller Atlantic cities, coworking is still emerging – prices there are often negotiable or not widely published, but they generally follow the same low-cost trend. Overall, Atlantic Canada's coworking scene is growing (local operators like WorkSpace Atlantic have expanded in the region) and is attractive for its lower cost; however, options and amenities may be more limited than in bigger city markets.

Central Canada (Ontario and Quebec)

Central Canada contains the country's largest cities – **Toronto, Montreal, Ottawa**, and others – which form the core of the Canadian coworking market. Not surprisingly, **Toronto** is Canada's most expensive coworking locale. Even so, prices in Toronto are often lower in absolute terms than equivalent spaces in New York or San Francisco (partly due to currency differences and market size). According to recent data, **dedicated desks in Toronto average about CA\$339/month**(Source: coworkingcafe.com), not far off from the national average. Open workspace memberships were noted as "most affordable" and widely available, suggesting hot-desk monthly plans commonly in the CA\$250–\$300 range. **Private offices in Toronto start around CA\$450/month** for the smallest offices (Source: coworkingcafe.com), but premium offices (e.g. larger suites or prime addresses in downtown towers) can run well over CA\$2,000. In fact, one analysis found Toronto's private office average to be **USD \$1,657** (≈CA\$2,100), the highest in Canada (Source: mordorintelligence.com), indicating many high-end coworking offices catering to teams in the city's financial and tech districts.

Montreal, the second-largest city, generally has slightly lower pricing than Toronto. For example, the average private office in Montreal was reported at **\$550 USD (≈CA\$700) per month in 2022** (Source: hardbacon.ca), roughly half Toronto's level. Dedicated desks in Montreal might be found around **CA\$300–\$350** (some spaces offer permanent desks for ~CA\$320 (Source: movity.com) or even CA\$191 in certain cooperatives (Source: nomadcapitalist.com)). Hot desk memberships can be quite competitive; many Montreal coworking spaces advertise rates in the **CA\$200–\$250** range for unlimited access, with lower-cost packages for part-time use (Source: nomadcapitalist.com) (Source: nomadcapitalist.com). For instance, one popular space offers a shared-space membership at **CA\$199/month** (plus tax) for full-time access (Source: nomadcapitalist.com). Montreal's slightly lower prices reflect its lower average office rents compared to Toronto, as well as a thriving ecosystem of indie coworking operators that keep pricing competitive.

Ottawa, the nation's capital, and other Ontario cities like **Mississauga** or **Waterloo** also fall in Central Canada. Ottawa's coworking costs are moderate – private offices average around **USD \$1,112 (≈CA\$1,400)** per month (Source: mordorintelligence.com), which is high in Canadian context (third after Toronto/Vancouver) due to Ottawa's government and tech presence. However, dedicated desks in Ottawa can still be found around the CA\$300 mark, similar to other cities. The **Waterloo Region** (a tech hub including Kitchener-Waterloo) had private office averages around **USD \$1,083 (≈CA\$1,360)** (Source: mordorintelligence.com), again reflecting a strong tech-driven demand. Mid-sized cities in Ontario (Hamilton, London, etc.) typically offer lower prices (often 10–20% less than Toronto for comparable space). In summary, Central Canadian cities hover around **CA\$300–\$400 for dedicated desks** and **≈CA\$500–\$800 for small private offices**, with Toronto at the top end and others slightly below.

Western Canada (Prairies and West Coast)

Western Canada includes the province of **British Columbia (with Vancouver)** and the **Prairie provinces (Alberta, Saskatchewan, Manitoba)** with cities like Calgary, Edmonton, and Winnipeg. **Vancouver** is the standout here as one of Canada's priciest markets. Vancouver's coworking rates rival Toronto's: some international providers (e.g., WeWork) list Vancouver hot desks at **C\$400/month** and dedicated desks around **C\$550/month** (Source: wework.com). The Mordor Intelligence report identified Vancouver's private offices averaging **USD \$1,270 (≈CA\$1,600)** monthly (Source: mordorintelligence.com) – second only to Toronto. This is not surprising, as Vancouver's real estate is among the most expensive in North America. Still, not all Vancouver coworking is that steep: local coworking hubs offer options like 10-day punch cards, part-time plans, or smaller shared offices which can reduce the cost for freelancers. For example, one Vancouver space (L'Atelier) has packages such as **40 hours/month for \$150** or **full-time hot desk at \$295** (these were pre-2025 prices) (Source: startupsavant.com).

In the Prairies, prices drop. **Calgary**, Alberta's largest business city, has an average dedicated desk cost of about **CA\$349/month**(Source: coworkingcafe.com), very close to the national average. A **private office in Calgary starts around CA\$450** per month for a basic one-person space (Source: coworkingcafe.com). A recent Office Hub analysis put Calgary's average per-desk cost (across all flex space types) at **CA\$382**(Source: office-hub.com), indicating relatively affordable space. **Edmonton** and **Winnipeg** similarly see dedicated desk prices in the CA\$300s. Because these cities have a bit less demand and more available space, some coworking providers (like Regus) in those markets advertise entry-level hot desks for as low as **CA\$215/month** on long-term plans (Source: regus.com).

Regional trends: Notably, even within Western Canada, the suburban or secondary markets can be very budget-friendly. For instance, smaller B.C. cities or remote work hubs in Alberta may offer coworking at bargain rates to attract users. On the other hand, the "amenity gap" might be visible – the priciest spaces in Vancouver or Calgary might include sleek decor, event programs, and premium downtown addresses, whereas a cheaper coworking space in a smaller city might provide just the basics. Overall though, Western Canada's coworking costs are **moderate**: aside from Vancouver's premium, most cities in the west have pricing on par with or slightly below the Canadian average.

Canadian Pricing Summary

Across Canada, coworking membership costs tend to cluster in a narrower band than in the U.S., with many cities around the national average. Here is a quick comparison of sample Canadian cities and typical pricing:

- **Toronto (ON):** ~CA\$300–\$350 for a hot or dedicated desk (avg ~CA\$339 for dedicated) (Source: coworkingcafe.com); small private offices from ~CA\$500 (averages much higher downtown) (Source: mordorintelligence.com).
- **Vancouver (BC):** ~CA\$300–\$400 for hot desk; CA\$500+ for dedicated; private offices ~CA\$1,500 for premium locations (Source: mordorintelligence.com).
- **Montreal (QC):** ~CA\$250–\$300 for hot desk; ~CA\$300–\$350 for dedicated; private offices generally CA\$600–\$800 for 1-2 people (average ~\$700) (Source: hardbacon.ca).
- **Calgary (AB):** ~CA\$300–\$350 for dedicated (Source: coworkingcafe.com); private offices from ~CA\$450 (Source: coworkingcafe.com).
- **Halifax (NS):** ~CA\$250–\$300 for hot desk; ~CA\$330 for dedicated (Source: coworkingcafe.com); private from ~CA\$400–\$500.
- **Ottawa (ON):** ~CA\$300–\$350 for dedicated; private office averages ~CA\$1,400 (some smaller options lower) (Source: mordorintelligence.com).

It's worth noting all these Canadian prices are in **CAD**; when converted to USD, Canadian coworking is cheaper for international companies or nomads (e.g., CA\$350 ≈ US\$270). The relative affordability and growing supply (Canada's flex office market is forecast to grow ~7–8% annually through 2029 (Source: office-hub.com)(Source: office-hub.com)) make cities like Toronto and Vancouver attractive alternatives to U.S. hubs for some remote teams.

Case Study: 2727 Coworking (Montreal)

 <https://drop-desk.com/venues/2727-coworking>

Interior of 2727 Coworking in Montreal's Griffintown, featuring modern open workspace and views of the Lachine Canal.

As a case study, **2727 Coworking** in Montreal offers a close-up look at a specific coworking space's pricing, amenities, and market positioning. Located at *109-2727 Saint-Patrick Street, Montreal, QC* (in the trendy **Griffintown** neighborhood), 2727 Coworking positions itself as a high-end yet community-oriented workspace. It sits directly alongside the Lachine Canal park and across from the popular Atwater Market, providing scenic views and easy access to cafes and shops (Source: 2727coworking.com) (Source: 2727coworking.com). The location is highly accessible – it boasts an 88 Walk Score and 83 Transit Score, with a metro station just 100m away (Source: 2727coworking.com) – making it convenient for members.

Pricing Structure: 2727 Coworking offers a range of membership options that cater to different needs and team sizes. As of 2025, their pricing menu (in CAD) is as follows:

- **Hot Desk (Open Space): CA\$300 per month** for a flexible hot-desk membership (Source: 2727coworking.com). This grants 24/7 access to any open seating in the common areas.
- **Dedicated Desk: CA\$450 per month** for a permanent desk in a shared area (Source: 2727coworking.com). This includes a personal desk setup that the member can customize, with locked storage.
- **Private Offices:** Ranging from **CA\$600 to CA\$3,000+ per month** depending on size (Source: 2727coworking.com). They have private offices accommodating anywhere from 1-person up to teams of 10. For example, a single-person private office starts around the low end of that range (~CA\$600), whereas a larger team suite (10-12 people) can cost CA\$3,000 or more monthly.
- **Day Passes: CA\$40 per day** for casual users or drop-ins (Source: 2727coworking.com). This is competitively priced for Montreal (slightly above some other spaces' day rates, but it includes all amenities for the day).

When we compare these to local averages, 2727's rates are a bit on the **premium** side for Montreal. A CA\$300 hot desk is slightly higher than the ~CA\$250–\$275 average many other Montreal spaces charge for open seating, indicating 2727 is positioning as an upscale option. The CA\$450 dedicated desk is also above the city's average (~CA\$320, as noted earlier (Source: motify.com)). This premium is justified by the **all-inclusive amenities and high customer satisfaction** that 2727 Coworking emphasizes.

Amenities and Features: 2727 Coworking provides an extensive list of amenities that add value to the membership:

- **24/7 Secure Access:** Members can access the space at any time, which is ideal for freelancers on varied schedules or international teams working across time zones (Source: 2727coworking.com).
- **High-Speed Internet:** Gigabit fiber internet with low latency, catering to power-users like developers, video streamers, and professionals relying on video conferencing (Source: 2727coworking.com).
- **Fully-Equipped Kitchen & Coffee Bar:** A kitchen stocked with **unlimited specialty coffee, tea, and filtered water** is included (Source: 2727coworking.com). This creates a café-like convenience for members.
- **Free Conference Room Access:** Unusual for many coworking spaces, 2727 includes access to a 9-person conference room at no extra charge for members (Source: 2727coworking.com). This can save teams hundreds of dollars per month compared to spaces that bill meeting room hours separately.
- **Phone Booths & Quiet Areas:** For privacy during calls or focus work, there are dedicated phone booths.
- **Ergonomic & Wellness-Focused Design:** Offices have floor-to-ceiling windows, lots of natural light, wood accents, greenery, and even outdoor terraces. There's an emphasis on a calming, productive environment (Source: 2727coworking.com)(Source: 2727coworking.com).
- **Shower and Bike Facilities:** A nod to active commuters – on-site showers and bike racks are available, encouraging cycling or jogging to work (Source: 2727coworking.com). The space is also pet-friendly, welcoming members' dogs (which adds to the community vibe) (Source: 2727coworking.com).
- **Mail Services and Storage:** Members can get a mailbox address, use secure lockers, and have access to printing, scanning, and office supplies (Source: 2727coworking.com).

- **Security and Safety:** The facility is protected by alarm systems, CCTV cameras, and after-hours security protocols, alongside regular cleaning/disinfection (Source: 2727coworking.com)(Source: 2727coworking.com).

All these amenities are bundled into the membership fee, aligning with 2727's strategy to provide a **"luxury, all-inclusive"** coworking experience. The focus on community is also strong: the space hosts community events, has open lounge areas for networking, and a communal atmosphere that has earned it top-tier reviews (5.0 on Coworker.com and 4.9 on Google as mentioned on their site) (Source: 2727coworking.com).

Comparison to Local and National Averages: Locally, Montreal's coworking market is quite competitive, with both global chains (WeWork, Regus) and many independent spaces. 2727 Coworking's hot desk price (CA\$300) is slightly above what some competitors charge (e.g., another Montreal space "Free Time Mile End" offers coworking at CA\$305/month (Source: starterstory.com), and some co-ops offer under CA\$200 for basic plans (Source: nomadcapitalist.com)). However, 2727 offers 24/7 access and numerous perks that not all spaces include. Its dedicated desk at CA\$450 is notably higher than the average (CA\$350 or below) – likely targeting users who value the Griffintown location and premium setup. Nationally, CA\$450 for a dedicated desk is above the ~CA\$320 Canadian average (Source: movity.com), putting 2727 in a higher-priced tier among Canadian spaces (on par with high-end Toronto offerings). For private offices, 2727's range (CA\$600 to \$3,000+) spans from very reasonable (for a 1-person interior office) to market-rate for large team suites in Montreal. For context, a private office in Montreal averaging \$550 USD (~CA\$700) in 2022 (Source: hardbacon.ca) means 2727's larger offices (CA\$2-3k) are likely geared toward teams of 5-10 people, which actually could come out to roughly CA\$300-\$400 per person – consistent with high-end dedicated desk pricing.

Overall, **2727 Coworking exemplifies a premium coworking space** that charges above-average rates but delivers extra value in amenities and experience. Its strategy seems to be working, given the high occupancy and positive testimonials. It fills a niche in Montreal for those who want an upscale, full-service workspace with a boutique feel, differentiating itself from bare-bones or budget competitors.

Regional Price Drivers and Trends

Several **factors affect coworking prices** across different cities and regions. Understanding these drivers can help explain why prices vary and how they may trend in the future:

- **Local Demand and Economic Strength:** High demand pushes prices up. Cities with booming tech industries or a high concentration of remote professionals (e.g. San Francisco, Seattle, Toronto) see higher coworking rates. For instance, Santa Maria, CA saw a \$50 jump in open desk price (to \$300) as its local high-tech research sector grew (Source: coworkingcafe.com). Conversely, cities with

weaker demand or economic contraction may have stagnant or declining prices. During the pandemic, many coworking spaces lost clientele; by late 2023, demand recovered strongly in many areas, but some smaller markets may still be catching up.

- **Urban Density and Real Estate Costs:** Coworking prices strongly reflect commercial real estate costs in a city. In Manhattan and downtown SF where office leases cost \$70+ per sq ft, coworking memberships are inherently pricier. Inexpensive cities with lots of space (say, a midwestern city or suburban area) can offer lower prices because their rent overhead is lower. This is evident in global operator strategies: Regus and WeWork price the *same* product higher in New York than in, say, Cleveland. As another example, Atlantic Canada's lower pricing corresponds with its lower office rental rates (e.g., downtown Class A office in Toronto is about CAD \$34/sq ft, whereas Halifax is significantly less).
- **Amenities and Service Levels:** The more amenities included, the higher the price tends to be. Spaces that offer free meeting room hours, gourmet coffee, on-site gyms, or concierge services often charge a premium. Some budget coworking spaces strip down offerings to keep costs low (for example, providing just a desk and Wi-Fi with add-ons paid separately). Industry trends in 2025 show a push toward **hospitality and full-service offerings in coworking**(Source: [optixapp.com](https://www.optixapp.com)) (Source: [cushmanwakefield.com](https://www.cushmanwakefield.com)), which can drive prices upward as operators invest in better furniture, design, and events. However, these investments also aim to justify higher rates through better value.
- **Flexibility of Membership Terms:** Month-to-month memberships typically cost more (per month) than if a member commits to a longer term. Some providers offer discounts for 6- or 12-month commitments. In our research, Regus quoted Canadian prices based on a 24-month term (e.g. a Vancouver desk from CA\$229/month on 24-month contract) (Source: [regus.com](https://www.regus.com)), whereas month-to-month might be higher. Flexible terms are a selling point of coworking, but they do carry a premium which can affect the headline prices.
- **Competition and Market Maturity:** In markets saturated with coworking spaces, competition can keep prices in check. For example, Montreal has numerous coworking options; this competition likely moderates prices (despite 2727 Coworking's premium, there are plenty of cheaper alternatives). In newer markets with few spaces, a single provider might charge more due to lack of alternatives. That said, if a market becomes *oversaturated*, providers may lower prices or run promotions to fill seats. As an illustration, **Phoenix, Philadelphia, and Portland (OR)** each have dozens of spaces and a median open desk price (~\$119/month in Phoenix (Source: [coworkingcafe.com](https://www.coworkingcafe.com))) below the national median, partly because ample supply meets the demand.
- **Community and Niche Offerings:** Some coworking spaces cater to specific niches (e.g. creatives, biotech labs, wellness-focused spaces). These unique offerings can sometimes command higher prices due to specialized facilities, or conversely offer lower prices to attract a specific community.

For example, a luxury niche space (targeting lawyers or finance) might charge more for privacy and image, while a maker-space coworking (with workshops) might keep prices accessible to artists. Community value also matters: a space known for great networking or a strong startup community might justify higher fees because members perceive additional value beyond the desk itself.

- **Macro Trends (Remote Work & Hybrid Models):** The broader shifts in work culture directly influence pricing. The rise of remote/hybrid work has boosted demand for flexible offices, but it also introduced more supply as companies gave up leases (some being converted to coworking). As of Q3 2024, the U.S. had a 13% year-over-year increase in coworking inventory (square footage) (Source: [cushmanwakefield.com](https://www.cushmanwakefield.com)). This increasing supply has generally kept prices from skyrocketing despite high demand. Many large organizations now use coworking providers for satellite offices, potentially willing to pay for quality. On the flip side, economic uncertainty can make freelancers and small businesses price-sensitive, leading to more demand for basic, affordable plans. So far, the net effect in 2024–2025 has been relatively stable national pricing, with local fluctuations.

In summary, coworking pricing is a balancing act between **cost factors** (rent, amenities, operations) and **revenue factors** (what members are willing/able to pay in a given locale). High-demand, high-cost cities will likely continue to see **premium pricing**, especially for private and dedicated spaces. Smaller markets and suburbs, with new spaces opening, are likely to keep offering **competitive deals** to attract members. And universally, as amenities and hospitality become central to the coworking experience, many operators will try to differentiate on value rather than just price.

Industry Trends and Insights for Flexible Workspace Users

For professionals, entrepreneurs, and startups exploring coworking, the current trends offer both opportunities and considerations:

- **Shift Toward Private Spaces:** Many coworking operators report an increasing share of members opting for private offices or dedicated desks rather than open hot-desking (Source: [optixapp.com](https://www.optixapp.com)) (Source: [optixapp.com](https://www.optixapp.com)). This is likely due to more small companies using coworking (needing team spaces) and some residual caution from the pandemic favoring enclosed spaces. As a user, if privacy and quiet are crucial, be prepared for the higher cost of private offices – but also look for deals, as spaces often give discounts for multi-desk office suites (e.g., providers might offer custom quotes that effectively lower the per-desk cost for teams). Also, keep an eye on new supply: as more private offices are built out, prices may become more competitive.
- **Hybrid Work Solutions:** If you or your team only need a workspace a few days a week, many spaces now offer **part-time memberships** (e.g., 10 days per month packages) or **coworking passes** that let you rotate between locations. These can be cost-effective; instead of a full \$300 monthly

membership, you might find a 2-days-per-week plan for under \$150. Assess your actual usage and see if a flexible plan could save money.

- **Geographic Arbitrage:** With remote work untethering people from offices, consider that **location dramatically affects price**. A startup founder in the Bay Area paying \$500/month for a hot desk might find equally good space in a mid-continent city for one-third the cost. Some professionals are relocating to take advantage of lower living costs, and similarly can benefit from cheaper coworking. Canada's cities (Toronto aside) can be a bargain for U.S. entrepreneurs (especially with USD to CAD exchange rates). That said, location still matters for networking – a space in downtown San Francisco might be worth the price if it grants access to a dense network of VCs and tech peers.
- **Amenities vs. Budget:** When choosing a coworking space, closely evaluate which amenities you truly need. If you just need a quiet desk and reliable internet, a no-frills space or a shared office collective could cost far less than a glossy coworking brand. On the other hand, if perks like conference room hours, free printing, or a stocked kitchen would save you money and time, factor that in. For example, paying \$50 more per month at a space that includes meeting room use could be cheaper than paying hourly elsewhere. Many spaces offer free trial days – use those to experience the environment and see if the atmosphere and services justify the price for you.
- **Community and Intangibles:** One often-cited benefit of coworking is the **community** – being around other professionals, networking, and the serendipitous opportunities that arise. This can be particularly valuable for solo entrepreneurs or remote workers craving collaboration. Some spaces have a very active community (events, mentorship, etc.), effectively adding value to the membership. Professionals or startups should identify spaces where the member mix aligns with their industry or interests. Sometimes the “*cheapest*” space might not provide those intangibles, whereas a slightly pricier one might yield partnerships or clients that make it worth every penny.
- **Flexible Contracts as a Strategic Advantage:** Businesses can use coworking to remain agile. Compared to a traditional 5-year office lease, coworking memberships – while slightly more expensive per square foot – allow you to upsize or downsize with minimal penalty (Source: hardbacon.ca)(Source: hardbacon.ca). For startups unsure of headcount in the next year, this flexibility can save money long-term (e.g., not paying for empty desks in a fixed office). Additionally, short-term rentals (even daily or hourly office usage) are now common; platforms allow booking a private office for a day, which can be great for traveling executives or periodic team meetups. This on-demand model can be cost-effective: rather than maintaining an office that's unused half the time, a company could rent meeting rooms or offices only as needed.
- **Future Outlook – More Supply and Stable Prices:** The coworking sector is expected to continue growing post-2025, with more **corporate acceptance of flex space** and landlords converting vacant offices to shared space (Source: optixapp.com)(Source: optixapp.com). This likely means more options in more cities. As supply increases, we might see pricing remain relatively stable, with

perhaps **localized increases** in the most popular areas. Users should monitor new entrants – a brand new coworking space in your city might run promotional rates (e.g., discounted founding member memberships) which can be an excellent deal. On the flip side, established spaces might incrementally raise prices as they enhance offerings or if inflation drives operating costs up. Checking annual price reports (such as those by CoworkingCafe or Deskmag) can give a sense of broader trends: in late 2024, open-space and dedicated desk prices were steady year-over-year in the U.S. (Source: coworkingcafe.com), hinting that aggressive price hikes are not the norm right now.

Key Takeaway: Whether you are a solo professional hunting for a productive environment, or a startup strategizing your real estate costs, the coworking landscape in 2025 offers a plethora of choices. Do your homework on local pricing (as we've detailed, it can swing widely), and weigh the cost against the value provided. Many find that the **all-in-one pricing** of coworking – covering furniture, utilities, cleaning, and amenities – and the *flexibility* and *networking benefits* provide significant **strategic advantages** despite the monthly fee (Source: launchworkplaces.com)(Source: hardbacon.ca). By choosing the right space in the right location, professionals and teams can leverage coworking to save money (versus a traditional office), remain agile, and plug into vibrant professional communities.

Conclusion

Coworking space pricing in the United States and Canada spans a broad spectrum, reflecting regional economic differences, the level of amenities, and evolving work patterns. Major U.S. cities like New York and San Francisco sit at the high end, with memberships costing several times the national average, whereas smaller cities and Canadian locales often provide much more affordable options. On average, a freelancer can expect to pay around **\$150 USD (or ~CA\$200)** per month for a hot desk in a mid-sized city, around **\$300 USD (CA\$320–\$350)** for a dedicated desk, and anywhere from **\$600 to \$2,000+** for a private office depending on location and size (Source: optixapp.com)(Source: 2727coworking.com).

Our case study of **2727 Coworking** illustrated how a premium space differentiates itself with extensive amenities and a prime location, commanding above-average rates while delivering strong value. Such spaces demonstrate that coworking is not just about a desk – it's about the overall work experience.

Looking ahead, **flexible workspaces are here to stay**. Both in the U.S. and Canada, the trend towards hybrid work, corporate use of flex space, and an emphasis on community and wellness in workplaces will continue to shape pricing. For professionals and businesses, the key is to identify what you need and find a coworking option that offers the best fit. With the rich variety of coworking arrangements available in 2025 – from budget-friendly hot desks in secondary cities to full-service private offices in downtown skyscrapers – there's a workspace for every budget and style.

As the data shows, doing a bit of research and comparing options can literally pay off. And with many operators providing transparent pricing and even day trials, the barrier to finding your ideal workspace has never been lower. The **cost of coworking** is a crucial factor, but when weighed against the flexibility, convenience, and opportunities it provides, it remains a compelling choice for a growing segment of the modern workforce (Source: hardbacon.ca)(Source: launchworkplaces.com).

Sources:

- CoworkingCafe 2025 Price Report, **Yardi/CoworkingCafe** – U.S. national and metro-specific pricing (Q4 2024 data) (Source: coworkingcafe.com)(Source: coworkingcafe.com) (Source: coworkingcafe.com)
- CoworkingInsights/CoworkingResources – Global coworking price statistics (US, Canada averages) (Source: movity.com)(Source: movity.com)
- Optix 2025 U.S. Coworking Industry Benchmarks – City-by-city cost comparisons (NYC, SF, Chicago, Austin, etc.) (Source: optixapp.com)(Source: optixapp.com) (Source: optixapp.com)(Source: optixapp.com)
- Office Hub 2024 Co-Stats (Canada) – Average Canadian flexible workspace costs (private office ~CA\$580/desk) (Source: office-hub.com)
- CommercialSearch listing for 2727 Coworking – Available options and day rate (CA\$42/day) (Source: commercialssearch.com)
- 2727coworking.com (official site) – Amenities and membership pricing for 2727 Coworking (Montreal) (Source: 2727coworking.com)(Source: 2727coworking.com)
- Hardbacon (Maude Gauthier, 2024) – Montreal average prices (2022) and cost-benefit analysis of coworking (Source: hardbacon.ca)(Source: hardbacon.ca)
- CoworkingCafe city pages (Toronto, Halifax, Calgary FAQs) – Regional price snapshots in CAD (Source: coworkingcafe.com)(Source: coworkingcafe.com) (Source: coworkingcafe.com)
- Mordor Intelligence 2023 Report – Canadian market insights (Toronto & Vancouver private office costs) (Source: mordorintelligence.com)
- Launch Workplaces (Dec 2024) – Guide to coworking costs (general ranges for various memberships) (Source: launchworkplaces.com)(Source: launchworkplaces.com)
- Starter Story & Nomad Capitalist – Examples of coworking pricing at specific spaces in Canada (for context) (Source: nomadcapitalist.com)(Source: nomadcapitalist.com).



Tags: coworking, pricing models, flexible workspace, hot desking, market analysis, commercial real estate, united states, canada

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.

DISCLAIMER

This document is provided for informational purposes only. No representations or warranties are made regarding the accuracy, completeness, or reliability of its contents. Any use of this information is at your own risk. 2727 Coworking shall not be liable for any damages arising from the use of this document. This content may include material generated with assistance from artificial intelligence tools, which may contain errors or inaccuracies. Readers should verify critical information independently. All product names, trademarks, and registered trademarks mentioned are property of their respective owners and are used for identification purposes only. Use of these names does not imply endorsement. This document does not constitute professional or legal advice. For specific guidance related to your needs, please consult qualified professionals.