CUSHMAN & WAKEFIELD

OFFICES

COWORKING AND SERVICED OFFICES

CZECH REPUBLIC

APRIL 2025

Contents

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EVOLUTION OF COWORKING AND SERVICED OFFICES

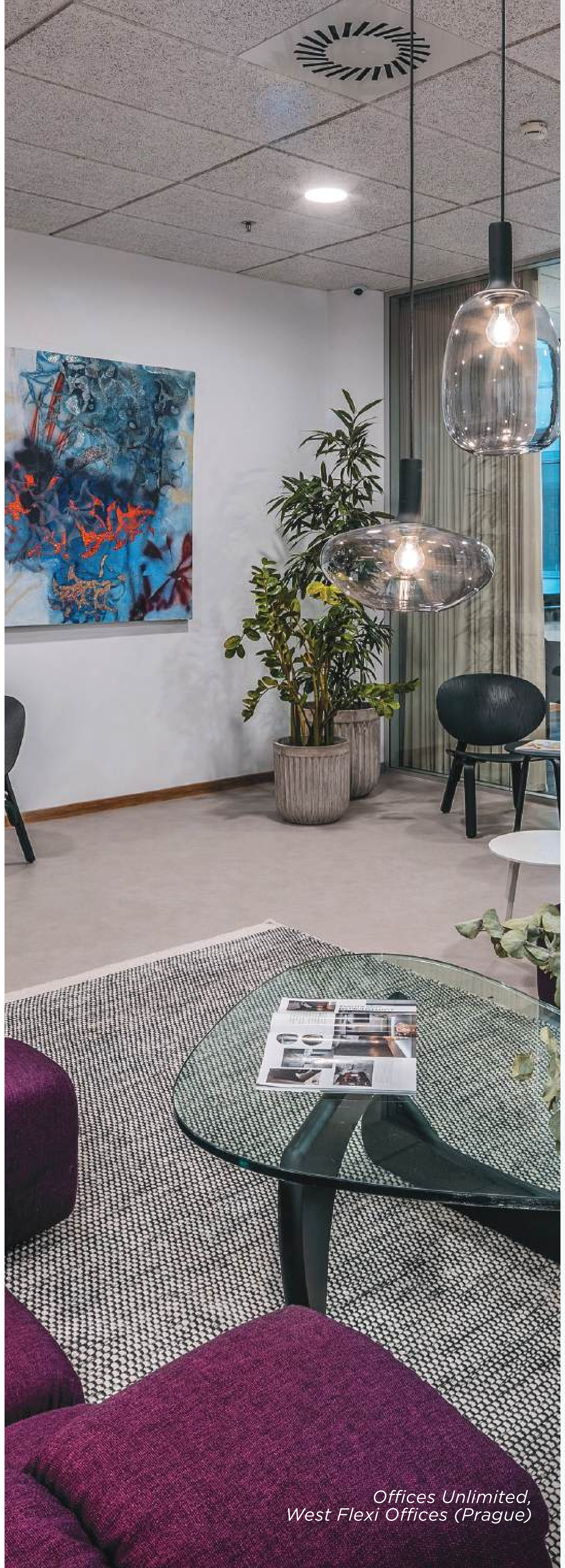
Fleksi, Filadelfie (Prague)

Origin and Significance

Coworking spaces and serviced offices, often referred to as flexible offices, are designed to foster networking, communication, and collaboration among professionals from diverse industries. These environments provide a dynamic and adaptable workspace that can cater to the needs of various businesses and individuals.

COWORKING CENTRES feature open workspaces, private zones, meeting rooms, and communal areas such as kitchens and rest areas. Some larger centres even include bistros and host various events to enhance the community experience.

SERVICED OFFICES provide a traditional yet flexible workspace solution, fully furnished and managed by facility providers. These offices offer a variety of setups, including private offices, and some open-plan areas. The offices are designed for immediate use.



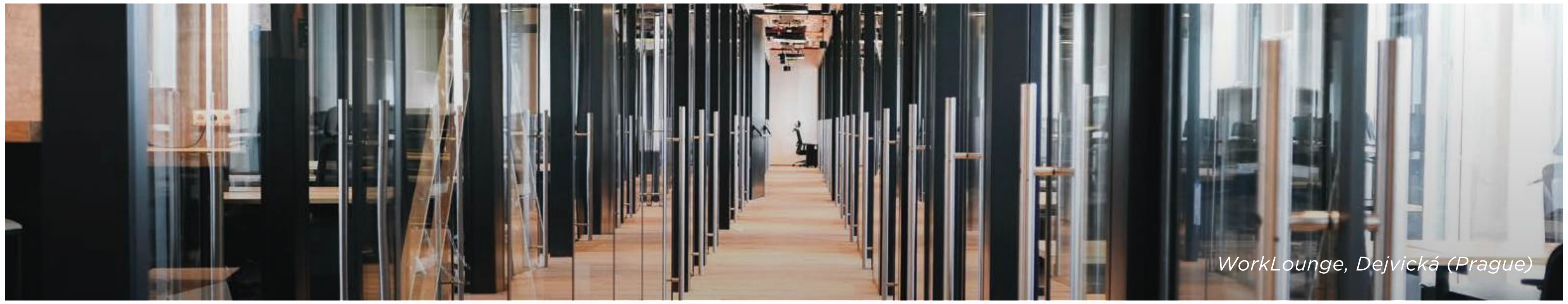
Offices Unlimited, West Flexi Offices (Prague)

The first shared offices began to appear in 1989, the term coworking was first used in 2005 when the first shared office was opened in San Francisco. In the **CZECH REPUBLIC**, these centres have been emerging since 2009, mainly in larger cities.

> **One of the latest trends in shared office spaces is a clear emphasis on flexibility and adaptability. We are seeing increased interest in offices near residential areas or in suburban locations.**
>
> **The client structure is very diverse, varying in both company size and industry. Shared offices are often used by freelancers and individuals, such as programmers, consultants, and representatives of creative professions.**

KAREL PELÁN
IWG

Flexible Offices in the Czech Republic


WorkLounge, Dejvická (Prague)

164
FLEXIBLE OFFICE CENTRES IN THE CZECH REPUBLIC

172,550 SQ M
TOTAL SIZE OF FLEXIBLE OFFICES

1,070 SQ M
AVERAGE SIZE OF A FLEXIBLE OFFICE CENTRE

Source: Cushman & Wakefield

02

SUPPLY OF FLEXIBLE OFFICE

Scott.Weber Workspace, Port7 (Prague)

Supply

By the end of 2024, 164 centres were offering flexible offices in the Czech Republic, covering a total area of 172,550 sq m. Compared to 2022, the supply of flexible offices increased by almost 30%, while the number of operational centres grew by 23.

PRAGUE remains the leading market for flexible offices, with 89 locations spanning a total area of 133,300 sq m. Brno follows with 9 centres covering 9,200 sq m of office space, while Ostrava has 7 centres totaling 5,900 sq m.

In 2024, **19** new flexible office **centres** were **opened** or expanded, adding **15,100 sq m** of office space. The majority of these were established in Prague, Brno and Ostrava.

The **largest** newly opened centre was the **Scott.Weber Workspace** at DOCK IN FIVE in **Prague 8,** covering 3,200 sq m. Another major addition was the **WorkLounge Žižkov** centre in Prague 3, offering 3,000 sq m of flexible office space. Outside of Prague, the most notable opening was IWG's **Regus** serviced offices in the Platan Office building in Ostrava, spanning 1,200 sq m.

Clubco, Ostrava

We are increasingly encountering requests for photography, filming, full-day conferences, and workshops that require specially equipped spaces.

For one of our upcoming projects, we plan to dedicate a part of the space to a creative lab/workshop, where clients can work with 3D printers, lasers, or even manual work with wood and sewing.

ADRIANA SNIEGONOVÁ
CLUBCO

Fostering creativity and emphasizing an approach and services that deliver a full-day day experience – complemented by a variety of inspiring events – has become a popular aspect of modern shared offices.

Personalized client services and a strong emphasis on hospitality, comparable to top-tier hotels, indicate a future trend compared to office spaces from the pre-covid technology era.

MARTIN HOLÝ
SCOTT.WEBER WORKSPACE

Supply of Flexible Office

76

COWORKING CENTRES

34

SERVICED OFFICES

54

HYBRID CENTRES*

*mix of coworking and serviced offices

Clubco, Vlněna (Brno)

Supply

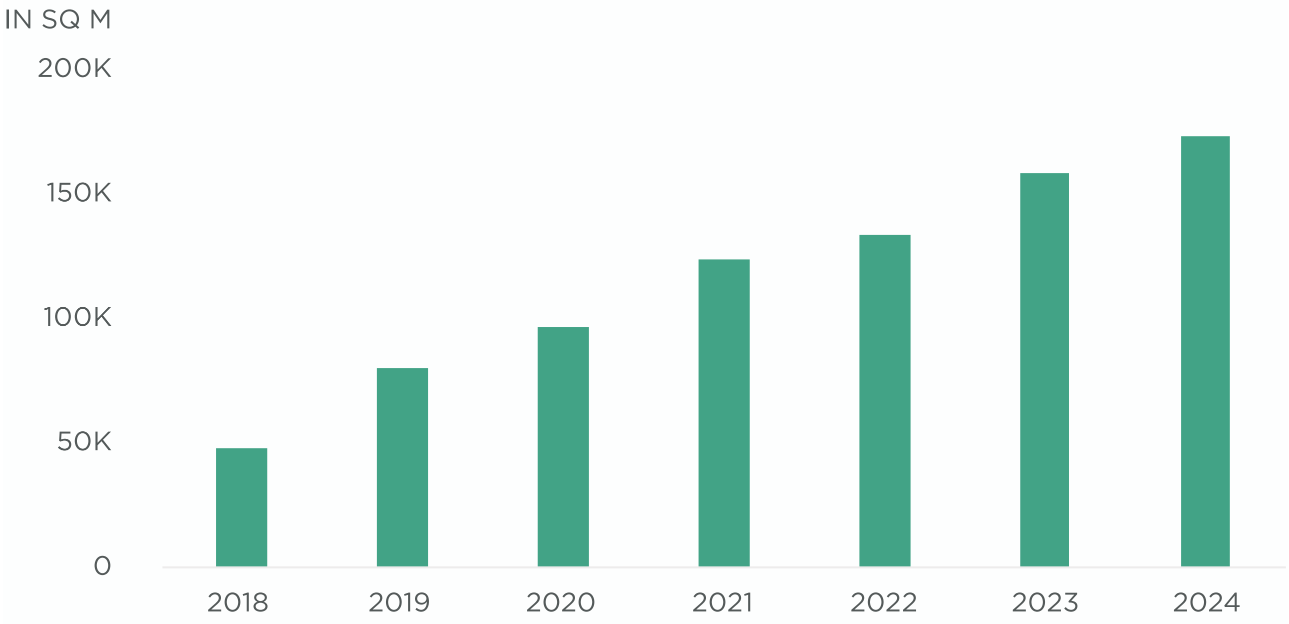
Most flexible office centres in the Czech Republic are operated by local providers. International chains present in the Czech market include IWG (Spaces/Regus), WeWork, or WorkLounge.

Since 2018, the total flexible office space has more than tripled.

Over the past five years, a total of 73 centres have closed, representing more than 24,000 sq m of office space.

Fleksi, Building B (Prague)

DEVELOPMENT OF FLEXIBLE OFFICES IN THE CZECH REPUBLIC



Source: Cushman & Wakefield

Clients are increasingly opting for short-term rentals and adaptable spaces. With our flexible model, they can book spaces for hours, days, or even months, depending on their needs.

The most sought-after services include fully equipped meeting rooms with cutting-edge technology, private offices, and dynamic coworking zones.

ANDREA FORETNÍKOVÁ
FLEKSI

03

FLEXIBLE SPACE COSTS

WorkLounge, Pankrác (Prague)

Flexible Space Costs

Flexible office centres typically offer a variety of membership options tailored to the needs of both individuals and businesses.

One of the most popular options is **flexible membership,** commonly referred to as **hot desks** (shared desks), which allows users to utilise any available workspace in an open-plan area. An alternative option is **fixed desks** (dedicated desks), which provide a permanent workstation reserved exclusively for a single user. It is also possible to rent a **private office** within a flexible workspace centre or obtain a one-day membership (day pass), which grants access to the premises without a long-term commitment. Some coworking spaces also offer **specialized membership** options, such as virtual offices, which provide a business address without a physical workspace, or customized packages, which may include night-time access or weekend-only entry.

Regardless of the provider, most centres include additional benefits in their prices, such as meeting rooms, printing services, coffee, networking and community events, or other perks.

However, pricing policies and the range of services vary significantly depending on whether it is a professional flexible space operator or a smaller, independent operator.

PROFESSIONAL OPERATORS tend to offer a higher standard of services, a larger network of branches, and a more extensive package of services, though typically at a higher cost.

SMALLER INDEPENDENT CENTRES (primarily coworking spaces) usually cater to niche professional groups, such as creatives or start-up entrepreneurs. Their memberships tend to be more affordable than those of professional operators, but with a more limited range of services and a focus on small-scale operations.

The **cost of membership** depends not only on the provider but also on the location. Flexible offices in city centres or prestigious districts are generally more expensive than those in suburban areas or smaller towns.

MEMBERSHIP COSTS:

5,500 – 9,000 CZK/ Month
FIXED DESK IN PRAGUE

2,500 – 4,500 CZK/ Month
FIXED DESK IN REGIONS

4,500 – 7,000 CZK/ Month
SHARED DESK IN PRAGUE

2,000 – 4,000 CZK/ Month
SHARED DESK IN REGIONS

Flexible Space Costs

The cost of a serviced office includes a comprehensive package of services covering the rental of a private office, access to shared spaces (open space), and office services such as reception, administrative support, meeting rooms, printing services, high-speed internet, or IT support, all without the need to manage operational matters.

The specific range of services offered may vary depending on the provider and location.

Many flexible centres also offer fully **equipped serviced offices,** including furniture. The package often includes regular cleaning, access to a kitchenette with coffee and refreshments, as well as the option to use relaxation zones or participate in networking events.

We take great care to ensure that our centres provide an all-in-one experience, offering clients a seamless blend of productivity and personal comfort throughout the day.

MARTIN HOLÝ
SCOTT.WEBER WORKSPACE

Scott.Weber Workspace, Port7 (Prague)

Certain types of companies still widely use home office arrangements. A significant trend is the increasing use of one-time pop-up rentals or daily office spaces for just a few days each month.

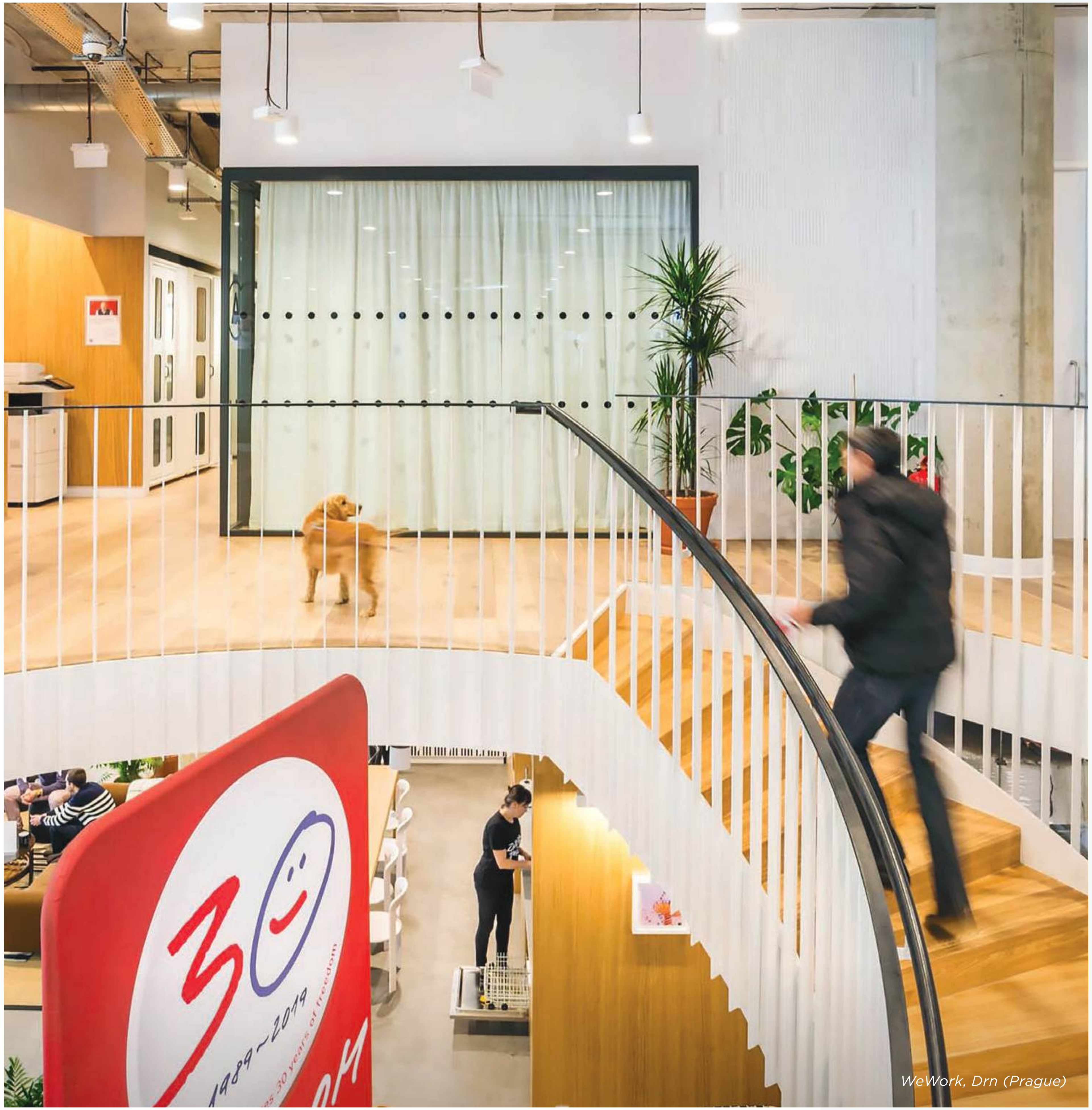
MARIE KANTOROVÁ
OFFICES UNLIMITED

SERVICED OFFICE COSTS:

6,500 – 11,000 CZK/ Month
SMALL PRIVATE OFFICE IN PRAGUE*

5,500 – 8,500 CZK/ Month
SMALL PRIVATE OFFICE IN THE REGIONS*

**small office with one or two workplaces*



WeWork, Drn (Prague)

Over the past few years, shared office spaces have undergone a major transformation. Today, the key trends revolve around flexibility, hybrid work models, and a stronger focus on well-being.

Clients now expect smart, integrated tools that streamline collaboration and remove friction from hybrid work.

REBECCA NACHANAKIAN
WEWORK

UNLOCKING BETTER OUTCOMES.

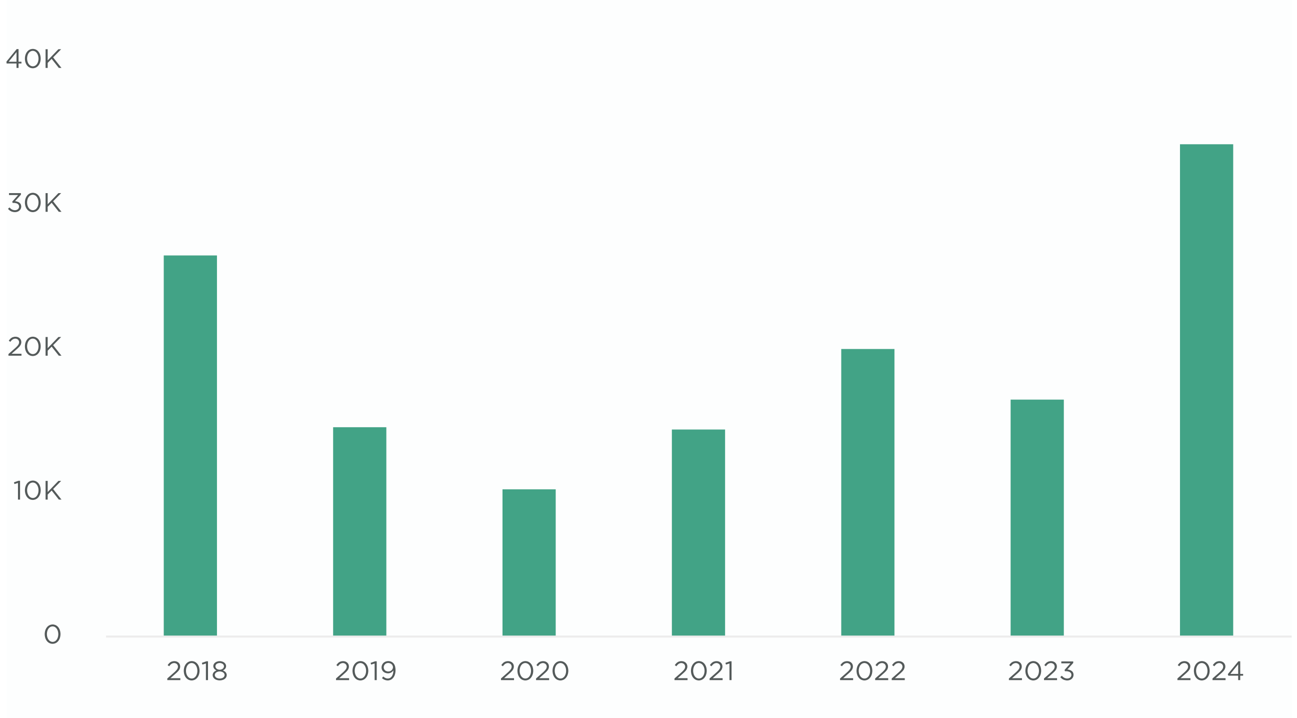
04

OPERATORS FOCUS

Scott.Weber Workspace, Blox (Prague)

Take-up by Operators

TAKE-UP BY OPERATORS (SQ M)



Source: Cushman & Wakefield, Prague Research Forum

Demand for office space from flexible operators in 2024 was the highest since the monitoring of the modern office market began, surpassing the record year of 2018 when international operators such as WeWork, HubHub, and New Work entered the Czech market.

WorkLounge, Karlín (Prague)

OFFICES

The most active player in 2024 was **Scott.Weber Workspace**, which expanded into regional cities and is set to open new centres in Brno and Ostrava. Additionally, a **new operator, Hygge,** has entered the Ostrava market and will operate a 6,800 sq m office centre there.

Year-on-year, operators' demand for office space nearly doubled, reaching 32,500 sq m in 2024.

When selecting new sites, we focus on dynamic locations with strong potential for business and professional community growth. Key factors include accessibility, quality infrastructure, and synergies with nearby businesses.

LUBOMÍR ŠILHAVÝ
WORKLOUNGE

Key Operators

Scott.Weber Workspace and IWG Group dominate the Czech flexible market, collectively holding over 40% of the total market share. While IWG led with 19% two years ago, by the end of 2024, local operator Scott.Weber Workspace claimed the top spot with 26%.

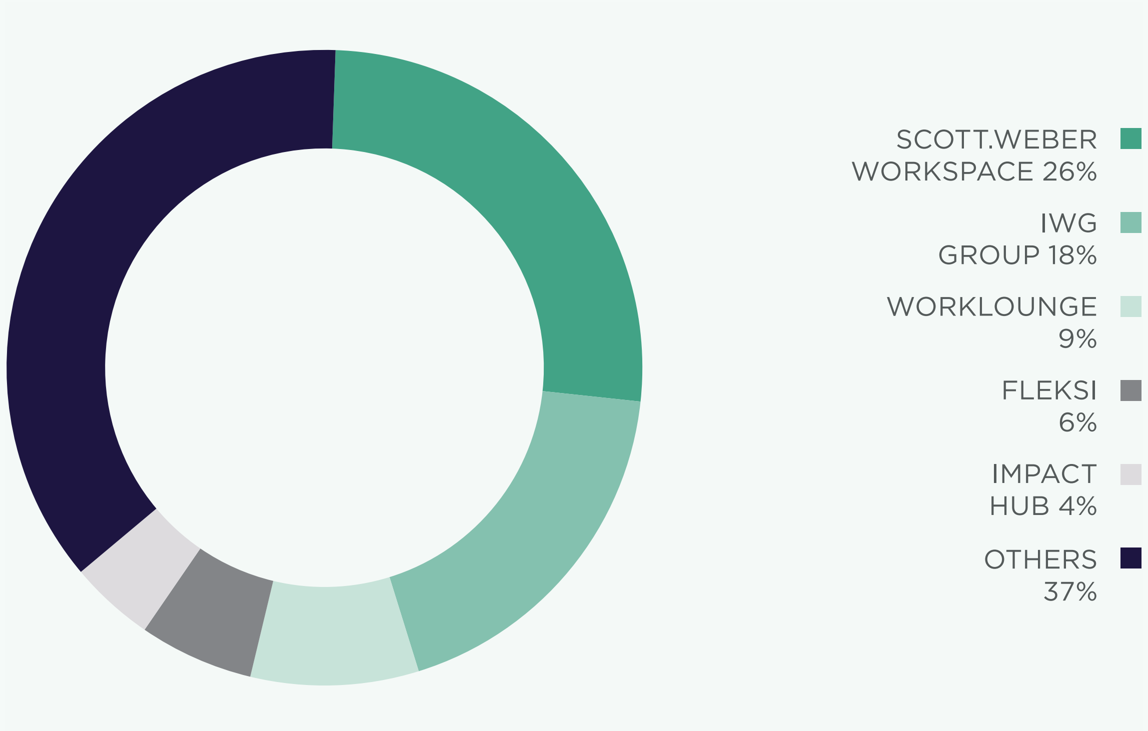
The past two years have seen notable shifts among other operators. HB Reavis has dropped out of the top 5 after closing all its Prague locations in 2023, while WorkLounge and Fleksi have expanded their footprint with new centres, positioning themselves among the largest operators in the country.

SCOTT.WEBER WORKSPACE is a Czech operator that has been on the market since 2009, operating a total of 14 centres in Prague totalling 45,100 sq m. It is set to expand into Ostrava and Brno soon.

IWG GROUP is an international provider of flexible office spaces, known in the Czech Republic primarily under the Regus and Spaces brands. It currently operates 17 centres (31,900 sq m) across Prague, Brno and Ostrava. In 2025, it plans to launch two new concepts, Signature and HQ.

WORKLOUNGE is an international provider of flexible offices that entered the Czech market in 2015. It currently operates 6 centres with a total area of 14,700 sq m.

TOP OPERATORS IN THE FLEXIBLE OFFICE MARKET



Source: Cushman & Wakefield

We are continuously expanding our network of centres and carefully assessing the potential of different locations. Demand plays a crucial role in site selection - we focus on locations where people want to work. Key considerations include public transport accessibility, commuting times, and the overall working dynamics of the area.

KAREL PELÁN
IWG

05

FLEXIBLE OFFICES IN PRAGUE

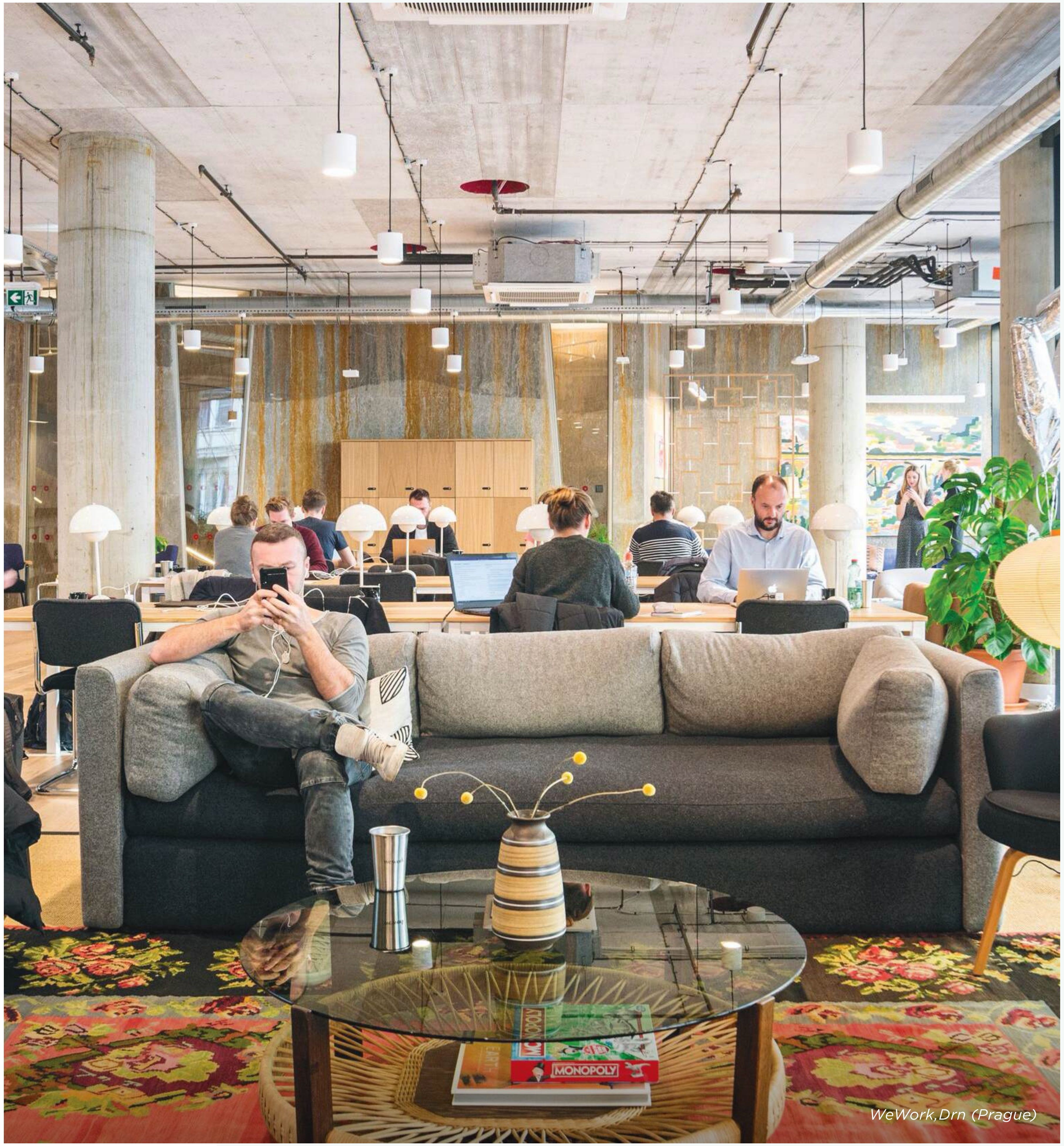
Regus, Dynamica (Prague)

Flexible Offices in Prague

With 133,300 sq m across 89 centres, Prague represents the largest flexible office market in the Czech Republic, accounting for 77% of the country's total flexible office space.

Flexible offices constitute **3.4%** of Prague's total office stock, with this share increasing annually. While **Prague 1** still hosts the highest number of flexible office centers, Prague 4 and Prague 8 follow closely behind, reflecting a more balanced distribution across districts. Notably, Prague 1's share declined from 28% in 2022 to 23% by the end of 2024, while Prague 4's share increased from 18% to 21% over the same period.

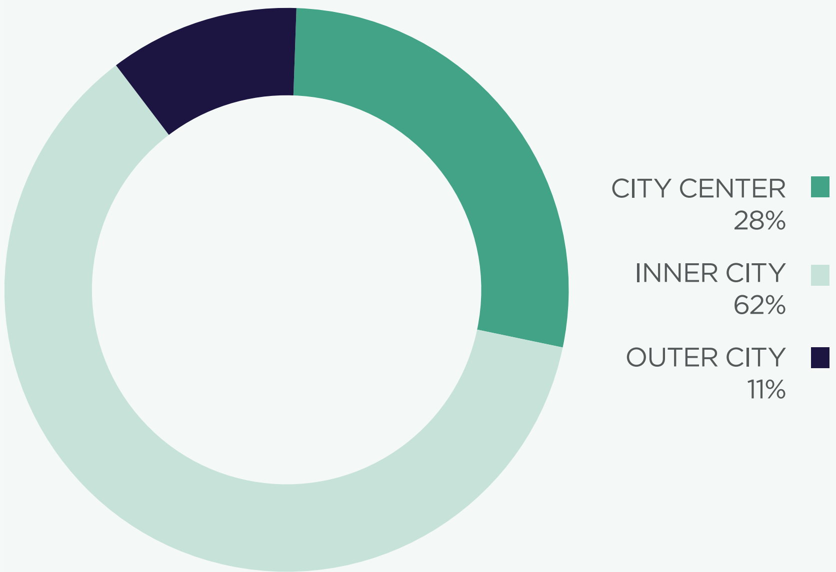
HISTORICALLY concentrated in the city centre and its immediate surroundings, flexible offices have been expanding further into **outer districts,** particularly near residential areas. This trend has gained momentum in recent years, with the share of flexible officed in Prague's outer areas **more than doubling** from 5% in 2022 to 11% in 2024.



WeWork,Drn (Prague)

Coworking Centres and Serviced Offices in Prague

FLEXIBLE OFFICE STOCK



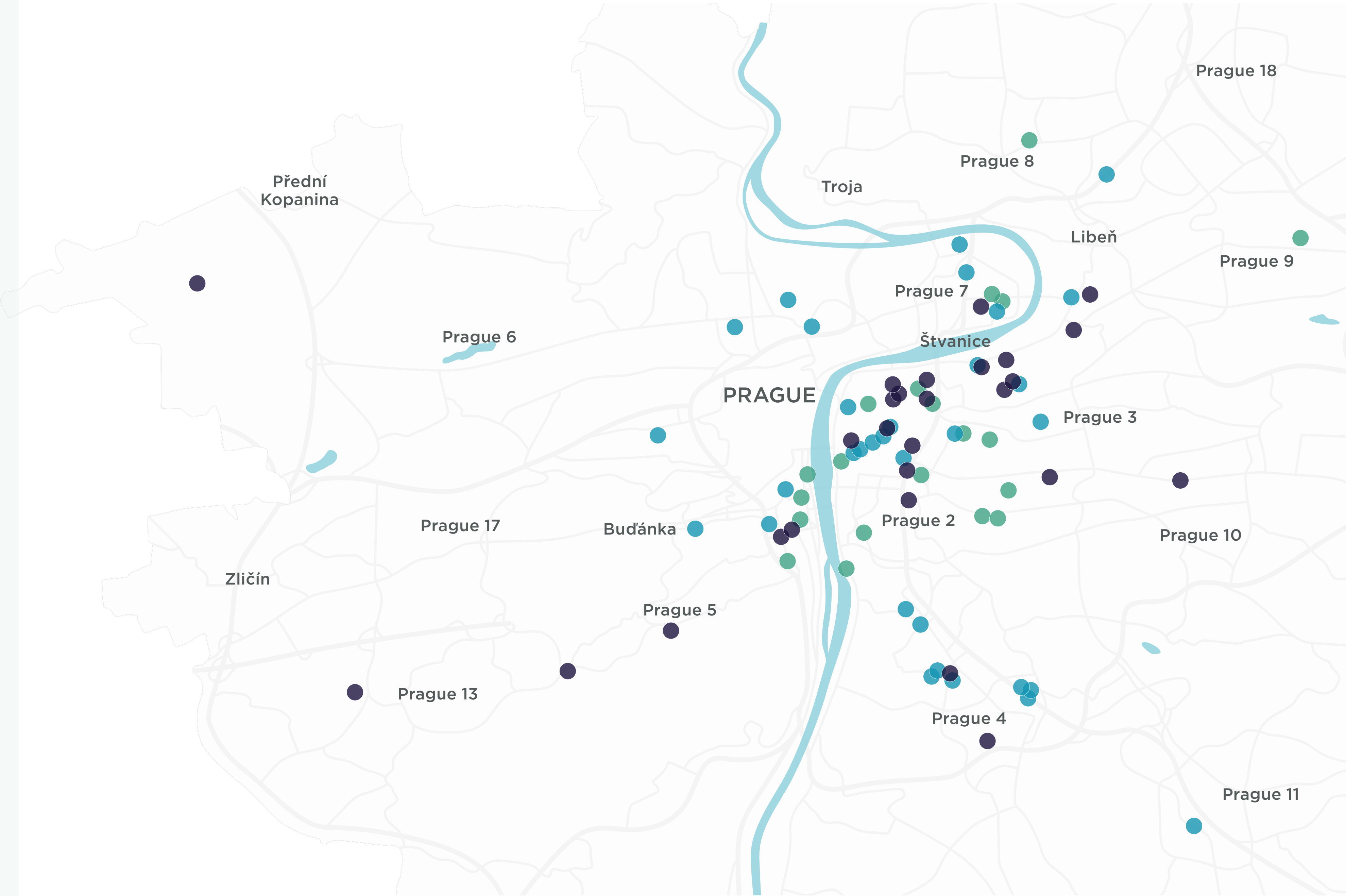
Source: Cushman & Wakefield

23%	21%	19%
Prague 1	Prague 4	Prague 8

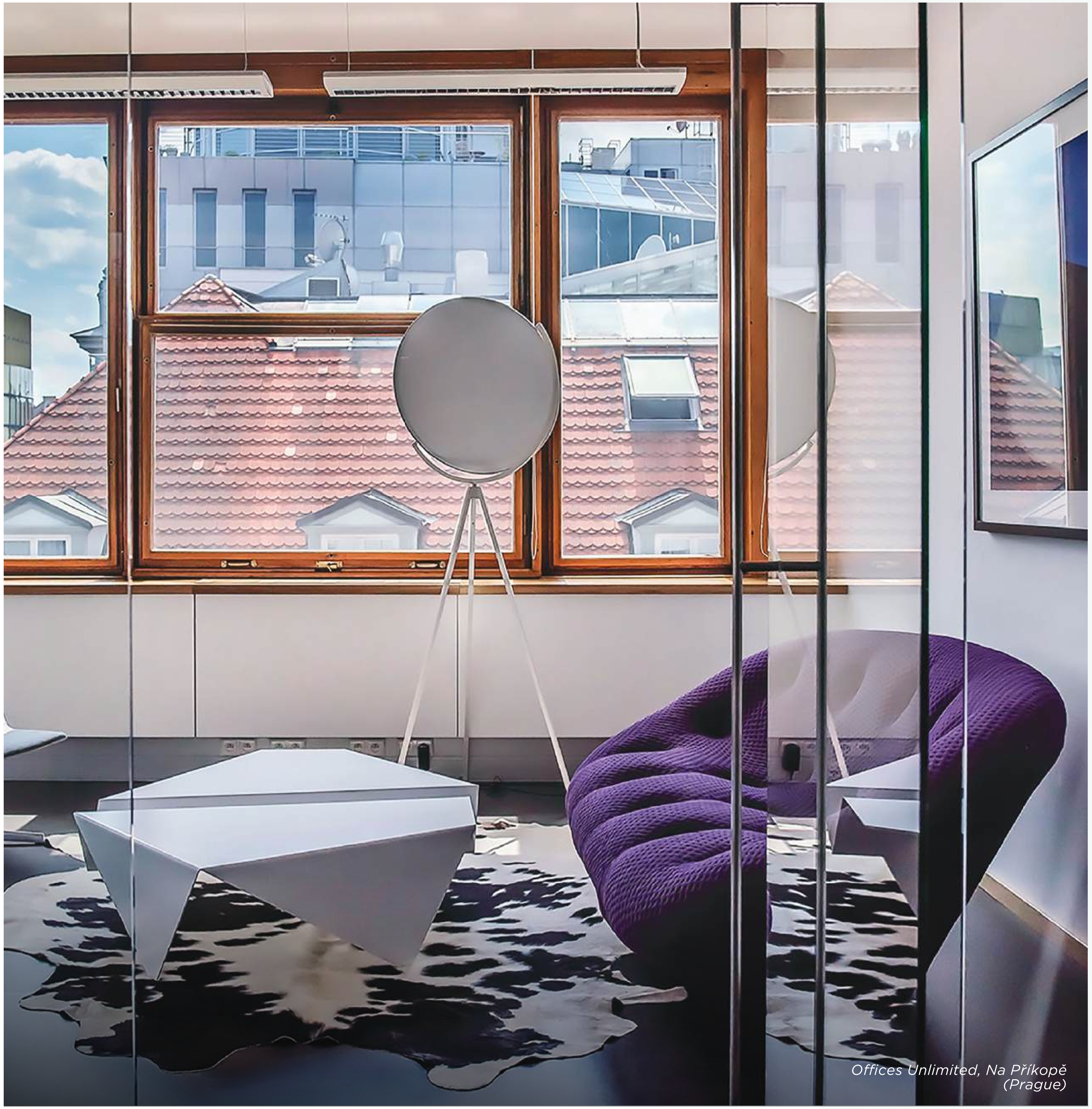
133,300 SQ M
TOTAL SIZE OF THE FLEXIBLE OFFICE SPACE

1,500 SQ M
AVERAGE SIZE OF A FLEXIBLE CENTRE

3.4% SHARE OF TOTAL OFFICE STOCK



24 COWORKING CENTRES
29 SERVICED OFFICES
36 HYBRID CENTRES (MIX)



Offices Unlimited, Na Příkopě (Prague)

The tenant structure of Offices Unlimited remains largely unchanged, consisting mainly of smaller companies that have been with us for several years, as well as newly established branches of large corporations. Over the past year, we have seen an increase in successful businesses founded by Generation Y entrepreneurs.

MARIE KANTOROVÁ
OFFICES UNLIMITED

06

TRENDS AND PERSPECTIVES

Fleksi, Beta (Prague)

06

Trends and Perspectives

Flexible offices today are no longer just about a shared desk, but about flexibility, choice, and adaptability.

Coworking centres are focusing on **hospitality, community connection,** and a great **user experience,** which sets them apart from traditional offices. To retain the loyalty of their members, these places are constantly innovating and delivering better services, making them an attractive alternative to conventional offices.

Technology plays a key role. Clients are increasingly demanding that all the functions and services of a coworking space are available in one app. This trend not only makes it easier for our clients, but also us as providers. In the future, for example, we would like to enable the booking of parking spaces in our business park directly in the Clubco app.

ADRIANA SNIEGONOVÁ
CLUBCO

A significant trend is the more efficient use of office space. Many companies are shifting from traditional leases in favor of serviced offices, which allow them to optimize costs. Instead of renting large spaces that often go unused, companies are choosing smaller, flexible offices that can scale based on their evolving needs.

LUBOMÍR ŠILHAVÝ
WORKLOUNGE

Coworking spaces have transformed from simple shared offices into vibrant ecosystems that foster creativity, networking, and productivity. Today, coworking centres are placing a strong emphasis on **excellent service** and **community building,** with a hospitality-driven approach becoming a key factor for success in the industry.

Despite efforts to return to traditional offices, **corporations** are increasingly turning to flexible office centres as a solution for hybrid working, driving demand for flexible spaces. At the same time, there is a growing demand for coworking spaces tailored to specific industries.

WorkLounge, Smíchov (Prague)

Trends and Perspectives

In the competitive world of flexible offices, having a strong and authentic brand that resonates with members' values and aspirations is essential.

This not only fosters a deep sense of community but also creates a sense of pride among members.

The latest trends in flexible offices include the **rise of dedicated and regional flexible spaces,** increasing demand for hybrid work solutions, personalized memberships for businesses, AI-driven workspace management, and a heightened focus on sustainability.

These trends indicate that **flexible offices** will continue to play a **key role** in the modern work environment, with success dependent on the capability to adapt to changing user needs and expectations.

Fleksi, Building B (Prague)

As we move towards 2025, shared offices will continue to evolve, offering not only innovative design but above all improved equipment, more modern technological facilities, and new opportunities for collaboration and networking.

ANDREA FORETNÍKOVÁ
FLEKSI

From an operational perspective, our expansion strategy is driven by demand, growing where our members need us most. This includes a mix of approaches, from leases to management agreements and other partnerships, ensuring we secure the right spaces in top-tier buildings while optimizing our portfolio.

REBECCA NACHANAKIAN
WEWORK

CUSHMAN & WAKEFIELD

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Better never settles