

# COWORKING & FLEXIBLE WORKSPACE IN NEW ZEALAND

Market Report | 2026



[sharedspace.co.nz](https://sharedspace.co.nz)

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## About Sharedspace.co.nz

Sharedspace.co.nz is an online platform that connects Kiwi organisations with flexible spaces to work, meet or create nationwide.



Launched in 2010 as an online platform to facilitate shared office spaces for like-minded businesses. Today, Sharedspace has grown into a multi-category listing marketplace for shared and short-term commercial space; this includes coworking spaces, event spaces, creative studios, pop up shops, car parks and meeting rooms.

For over 15 years, we have worked with 14,000+ spaces across New Zealand, and see over 550,000 website visitors browsing our platform each year. Our last two Coworking Reports in 2024 and 2025 provided valuable insights for operators, residents, premises owners and potential investors; this 2026 report builds on our findings and delivers an update on the state of the coworking market in NZ.

Learn more about us at [www.sharedspace.co.nz](http://www.sharedspace.co.nz)

## Report methodology

This report is informed by the experiences of our team and other industry experts, global and local research, and the insights of coworking operators and residents across the New Zealand market.

### Operator survey

Over 50% of all New Zealand coworking operators participated in a comprehensive survey, administered by our team. This enabled us to collect raw data and gain crucial insights into all aspects of the coworking industry.

### Sharedspace website data

As an online marketplace for flexible workspaces, Sharedspace.co.nz generates data on consumer behaviours, enquiries, demand, pricing and up-to-date information on the spaces currently available. Our team has used these exclusive insights to inform several aspects of this report.

*Sharedspace has made every attempt to ensure this report has been prepared from accurate sources as of 31 January 2026, however we are not responsible for any errors or omissions, or for the results obtained from the use of this information.*

## What is coworking?

**Coworking is a workspace model where businesses and independent professionals share office spaces and amenities.** Coworking spaces provide the essential infrastructure of a traditional office such as desks, meeting rooms, internet connectivity, cleaning services, printers, and kitchen areas, but with greater flexibility and accessibility. Additionally, coworking spaces foster networking and collaboration opportunities amongst their diverse members.

Here are some **key terms** for the membership options available within coworking spaces:

### Hotdesking

Hotdesks are flexible workstations not assigned to any specific individual. Both monthly members and casual visitors can choose any available hotdesk, typically situated within an open-plan environment.

### Permanent desks

While still within the open plan workspace, dedicated desks are ideal for teams, and for sole operators who want to keep their equipment at one workstation.

### Private offices

Private office suites are available for businesses of all sizes. They can still share the communal amenities offered by the coworking space, but have their own private lockable furnished office.

### Virtual offices

A virtual office is a service that allows a business to use a professional business address and office services without physically occupying the space.

# Executive summary



The New Zealand coworking and flexible workspace sector continued to demonstrate resilience and maturity throughout 2025. Despite ongoing economic headwinds, the number of coworking spaces **nationwide increased by 4%**, bringing our total number of available flexible workspaces to 213.

Occupancy rates strengthened in 2025; permanent desk occupancy increased from 57% to 61%, and **private office occupancy rose from 80% to 82%**. Total hot desk memberships also increased by an average of 11% nationwide. For the first time, 12-month tenancy agreements have overtaken month-to-month terms as the most common contract length, highlighting a shift toward stability and discounted long-term commitments.

Pricing growth in 2025 has been measured and sustainable. The average monthly price for a permanent desk now sits at \$617, while private offices average \$836 per person per month. Almost half of NZ's coworking operators increased their pricing in the past 12 months, by an average of 4%, indicating careful cost management across the market rather than aggressive rate expansion.

Hybrid work patterns are now firmly embedded in New Zealand's 'ways of working'. Residents are using coworking spaces **3.4 days per week** on average, with the dominant pattern being three to four days. Tuesday remains the busiest day, followed by Wednesday and Thursday, reflecting the mid-week collaboration model that has become standard across many industries.

Notably, **39% of new residents in coworking spaces over the past year have moved from traditional leased premises**, while 24% are returning from fully remote work. Coworking spaces are increasing their market share of all workspaces, for businesses of all sizes, as both a replacement for conventional leases and a structured solution for businesses re-establishing office presence.

Operators are increasingly diversifying their revenue streams. External meeting rooms and event spaces have seen significant growth; 74% of coworking operators reported increases in revenue from these offerings in 2025, with an **average revenue uplift of 12.5%**.

Ownership structures are also evolving. **International operators now account for 25% of spaces nationwide**, while landlord-owned flexible spaces account for 27% of the market. This reflects the continued integration of flexible workspaces within large-scale commercial property portfolios, as landlords seek to activate buildings and provide amenity-driven offerings.

While growth in 2025 was more tempered than the rapid expansion years following 2020, this industry has proven its resilience.

**Coworking in New Zealand has transitioned from high-growth challenger to an established asset class, defined by flexibility, community, operational expertise and increasingly stable long-term demand.**

Matt Knight  
CEO | Founder  
Sharedspace.co.nz



## NZ coworking by the numbers

**213**

total coworking & flexible workspaces in NZ

**945m<sup>2</sup>**

average coworking space size nationwide

**4%**

growth in number of spaces in 2025

**46%**

of providers are planning on expanding their business

**4.5 pax**

average business size in NZ coworking spaces

**11%**

increase in hotdesk memberships nationwide

**61%**

avg. permanent desk occupancy nationwide

**82%**

avg. private office occupancy nationwide

**\$617**

avg. monthly price for a permanent desk

**\$836**

avg. monthly price (pp.) for a private office

**3.4**

avg. days per week residents use their space

**Tuesday**

busiest day in NZ coworking spaces

# The current state of the market

**201,285m<sup>2</sup>**  
total flexible workspace available in NZ

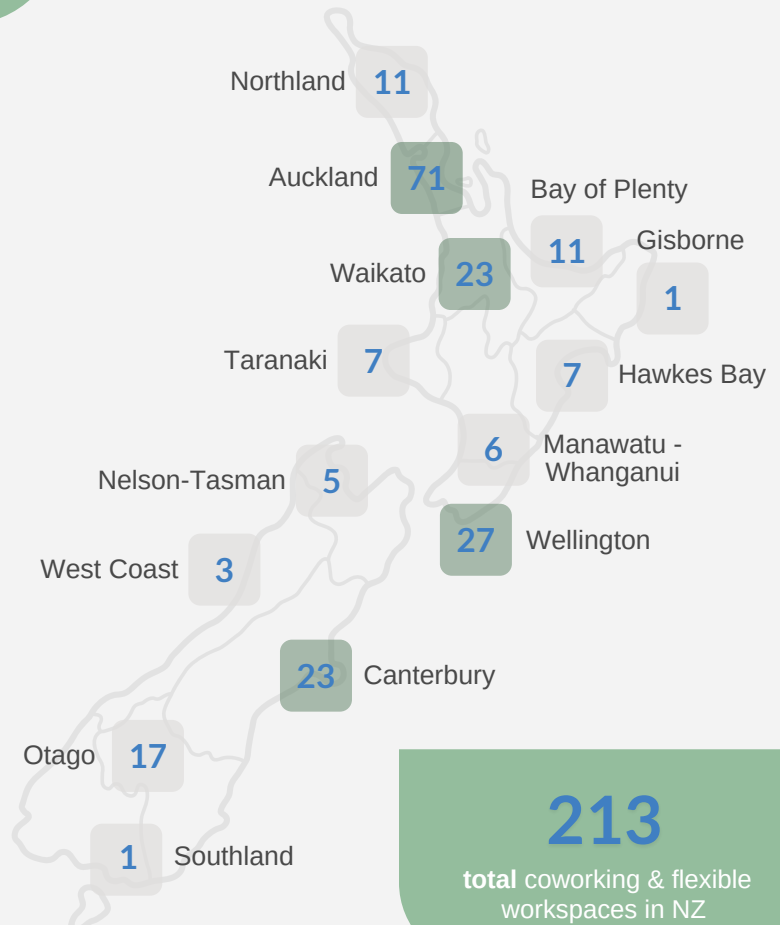
**945m<sup>2</sup>**  
average coworking space size nationwide

**561m<sup>2</sup>**  
median coworking space size nationwide

In 2025, the total number of spaces grew by 4%, a slight slowdown compared to 6% growth in 2024. The average size and footprint of spaces is continuing to increase, driven largely by the opening of larger, landlord-led flexible workspace offerings. More well-capitalised operators and property owners are delivering more substantial, full-floor or multi-floor environments within commercial buildings.

Regionally, Canterbury, Wellington and Otago recorded the strongest growth in number of spaces over the past year, showing continued demand for flexible work environments beyond Auckland, and reinforcing the spread of coworking into key regional centres.

Figure 1:  
Number of coworking spaces available in each NZ region



## Who owns and operates NZ's flexible workspaces?

**75%**  
NZ owned spaces

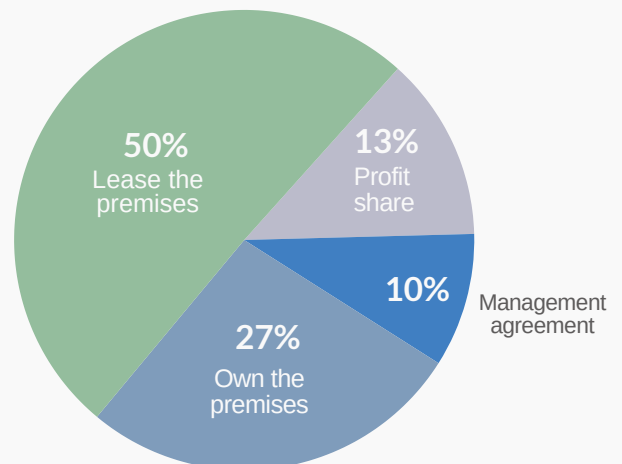
**25%**  
internationally owned spaces

**25**  
providers operating multiple spaces

Internationally owned operators have continued to grow their presence across the New Zealand market, increasing their share of total coworking spaces from 22.5% to 25% in 2025. Landlord-owned spaces have also continued to rise, now accounting for 27% of all spaces; a growing number of property owners are integrating flexible workspace offerings directly into their building portfolios, using coworking as both an amenity and a revenue stream.

There has been a notable shift in operating structures across coworking spaces. The proportion of spaces running on a profit-share basis has doubled and now represents 13% of all spaces, highlighting a move toward more collaborative partnerships between landlords and operators as the sector matures.

Figure 2:  
Ownership / property management structure of coworking spaces in NZ  
(survey responses only)

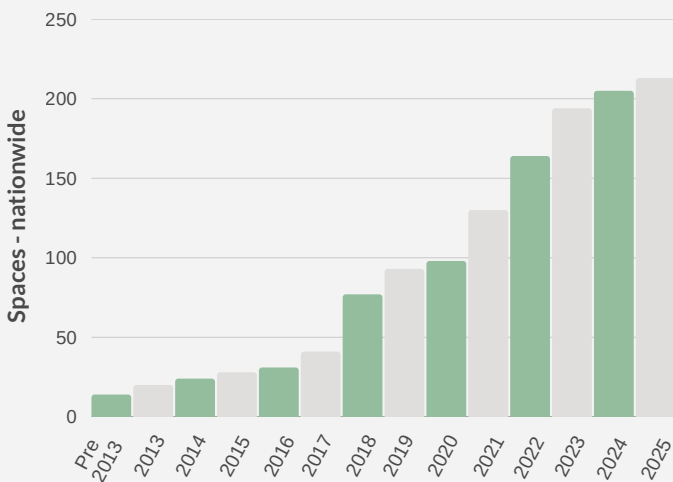


# Market growth

Despite a continued challenging economic climate and a slightly decreased market growth rate, new and established operators are continuing to open spaces and expand the coworking market. Operator confidence has actually strengthened since 2024, with 46% of providers indicating plans to expand their businesses within the next few years. This suggests that, despite slower growth, many operators remain optimistic about the sector's medium-term outlook.

Figure 3:

### Number of flexible workspaces available in NZ 2012 - 2025



4%

market growth  
in 2025

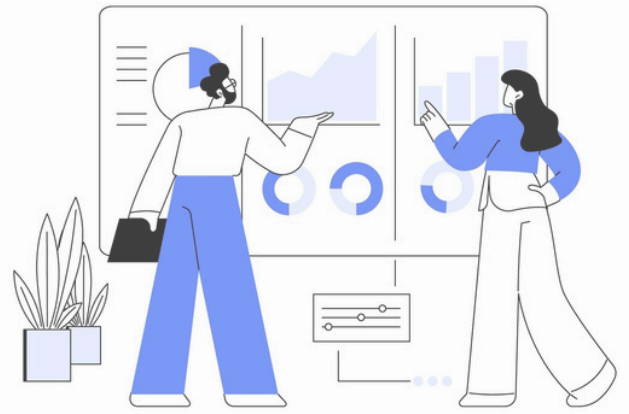
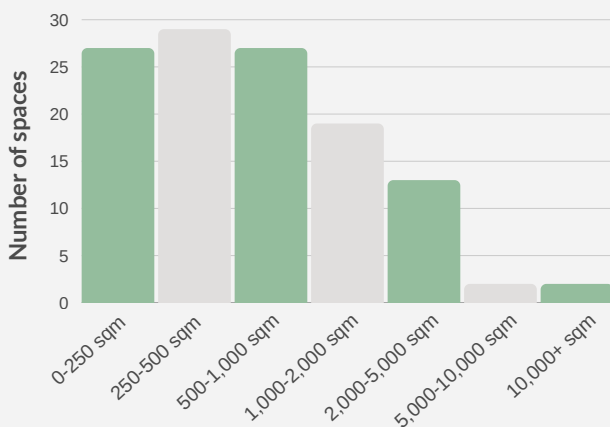
17.3%

YOY growth  
over the past 5 years

Figure 4:

### Size (sqm) of coworking spaces in NZ

(survey responses 2023-2025)



# Expansion plans



of providers are **planning on expanding** their business  
(survey responses only)

Figure 5:

### When are these NZ coworking providers planning on expanding their businesses?

(survey responses only)

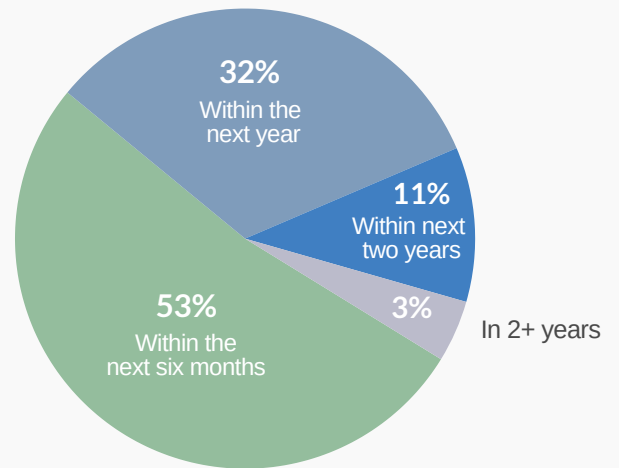
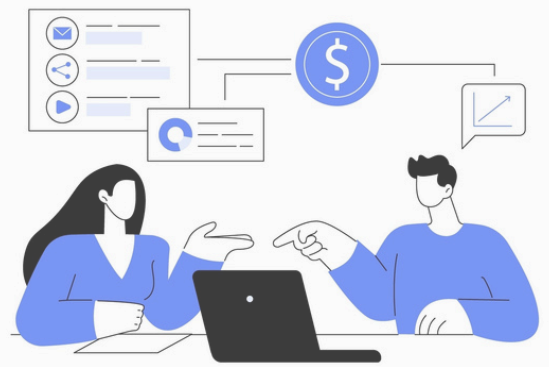


Figure 6:

### How are these coworking providers planning on expanding their businesses?



# Pricing



## Current pricing for flexible workspaces nationwide

With percentage price changes since Sharedspace 2025 report

**\$617** -3.5%

avg. monthly price for a permanent desk

**\$836** -5.2%

avg. monthly price (pp.) for a private office

**\$369** +8.5%

avg. monthly hotdesk membership

**\$49** +22%

avg. casual daily price for a hotdesk

### Average coworking space pricing (pp.) in NZ urban hubs

#### Auckland

Permanent desk	<b>\$608</b>	-8%
Private office	<b>\$776</b>	-8%
Monthly hotdesk	<b>\$373</b>	+16%

#### Hamilton

Permanent desk	<b>\$548</b>	-2%
Private office	<b>\$716</b>	-5%
Monthly hotdesk	<b>\$297</b>	0%

#### Wellington

Permanent desk	<b>\$687</b>	+10%
Private office	<b>\$921</b>	-4%
Monthly hotdesk	<b>\$346</b>	-2%

#### Christchurch

Permanent desk	<b>\$640</b>	+4%
Private office	<b>\$825</b>	0%
Monthly hotdesk	<b>\$349</b>	+7%

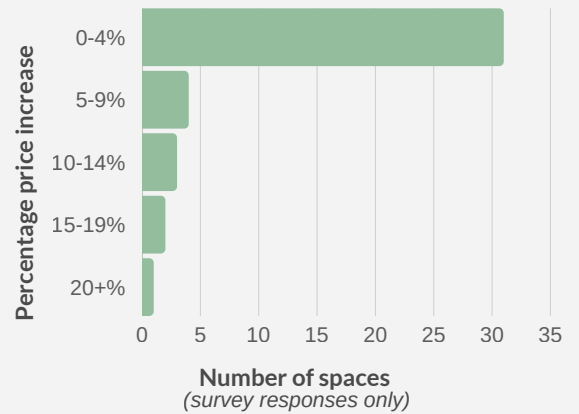
Are prices rising?

**41%**

of operators have increased their prices in the past 12 months by an average of 4%

Figure 7:

### Price increases across NZ coworking spaces in 2025

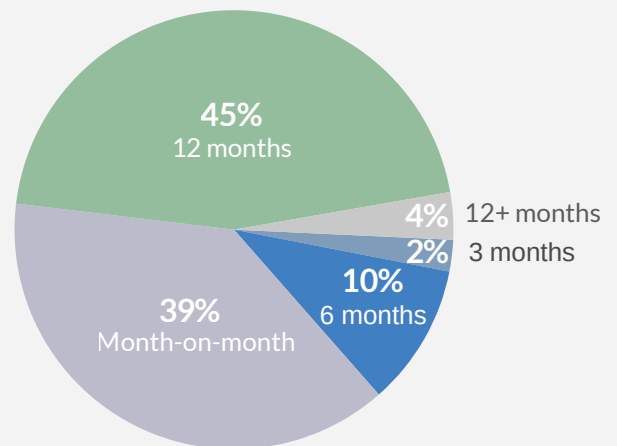


# Agreement terms

Figure 8:

### Most common agreement terms for residents in coworking spaces in NZ

(survey responses only)



For the first time since our reporting began, **12-month agreements are the most common term across flexible workspaces**, surpassing monthly options. Resident businesses are now trending toward securing discounted rates and greater stability through longer-term agreements.

# Occupancy rates

## Permanent Desks

61% +4%



average permanent desk occupancy nationwide

## Private Offices

82% +2%



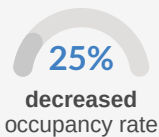
average private office occupancy nationwide

## Hot Desks

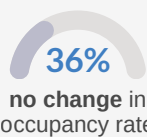
11%

average increase in hotdesk memberships nationwide

## Changes in overall coworking space occupancy in 2025

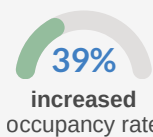


25% decreased occupancy rate



36% no change in occupancy rate

(surveyed spaces only)



39% increased occupancy rate

In 2025, occupancy levels increased across both permanent desks and private offices. Permanent desk occupancy rose from 57% to 61%, while private office occupancy increased from 80% to 82%, reinforcing the continued strength of demand for more permanent workspace solutions within flexible environments.

Overall, 39% of operators reported an increase in total occupancy over the past year, while 25% experienced a decrease. This mixed result shows conditions are still varied across regions and space types, but the overall uplift in desk and office utilisation points to steady underlying demand as businesses continue to return to shared work environments and commit to longer-term workspace arrangements.

“Demand has been strong both from local SME’s and corporate - strong demand from international businesses wanting out of their leases and moving to flex. A key element of profitability has been through cost management, using tools that allow us to deliver more for our clients with less input cost.”

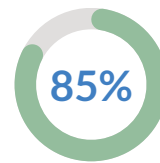


Pierre Ferrandon  
Omada

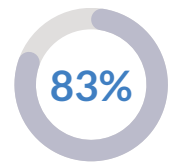


# Membership types

## What membership types are NZ coworking operators offering?



offer permanent coworking desks



offer private offices



offer hotdesking options



offer virtual office services

25

avg. number of permanent desks per space

21

avg. number of private offices per space

“The current market has seen traditional leasing lean further into flexibility, which is something we have seen in previous market cycles. While this puts pressure on flex operators, not all flex is created equal. Time and time again, the spaces that hold strong are the ones that are not only run efficiently, but are genuinely experience-led. The operators who thrive understand that flex isn’t just shorter leases and a fitout, it’s culture, service, and a high value, all-inclusive offer. When that’s delivered well, occupancy stays stronger, pricing holds, and recovery is faster even as market conditions fluctuate.”

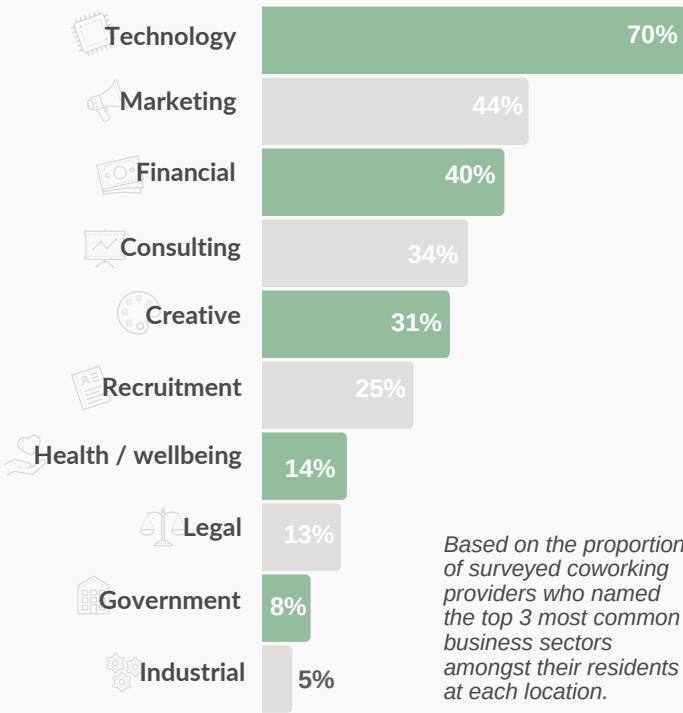


Amy Brown  
B:Hive

# Coworking residents

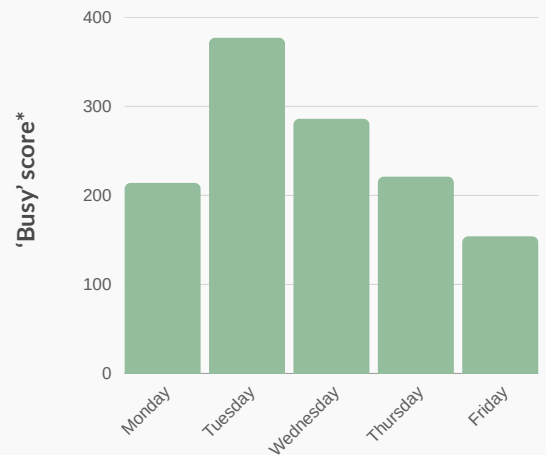
**4.5 pax.**  
average business size  
in NZ coworking spaces

Figure 9:  
**Most common business sectors in NZ coworking spaces**



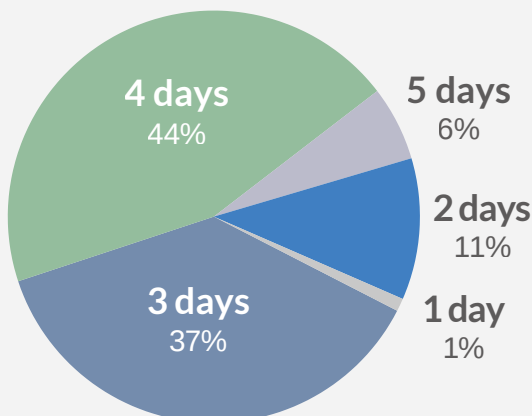
## When are residents using these workspaces?

Figure 10:  
**Busiest days in NZ coworking spaces**



*Coworking providers were asked to rate their busiest weekdays from 1-5. 'Busy' scores were totalled by allocating the busiest day 5 points, second busiest 4, and so on.*

Figure 10:  
**Survey question: 'How many days per week on average are residents using your coworking space?'**



**50% of residents are using their coworking space 4-5 days per week**, and a further 37% 3 days per week; these spaces are now firmly established as the primary place of work for many members, rather than an occasional alternative.

A smaller portion of residents are using coworking spaces 1-2 days per week (12%), showing there is still a market for teams and individuals who are largely work-from-home but prefer a dedicated space for collaboration or meetings at least once per week.

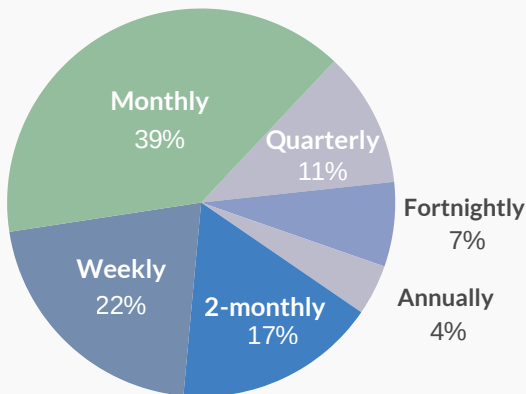
Overall, the results indicate that the hybrid 'three-to-four day' model has become the dominant pattern across New Zealand coworking spaces, aligning closely with broader hybrid work trends worldwide. This is further supported by weekly attendance patterns, with Tuesday, Wednesday and Thursday consistently scoring as the busiest days across most spaces year on year. Friday is typically the quietest day, reflecting flexible work-from-home habits and compressed work weeks.

# What's on offer?

## Social events for residents

**82%** of spaces offer **networking & social events**

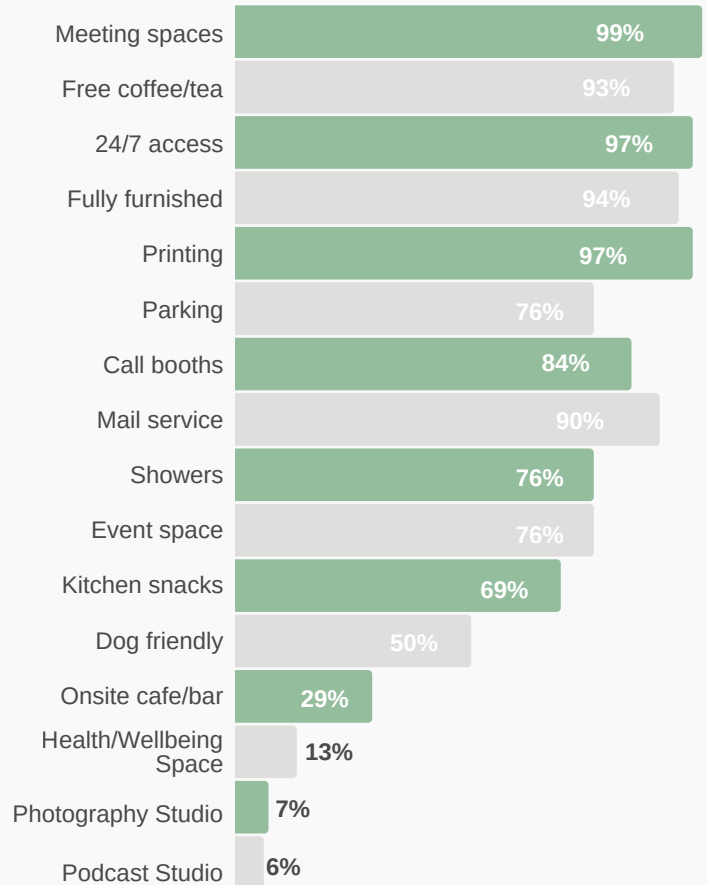
Figure 11:  
How often do NZ coworking spaces host social events?



Community engagement continued to strengthen in 2025, with the proportion of providers hosting social events for their members rising from 78% to 82%. Monthly events remain the most common offering; operators are prioritising regular connection within their communities.

## Amenities for residents

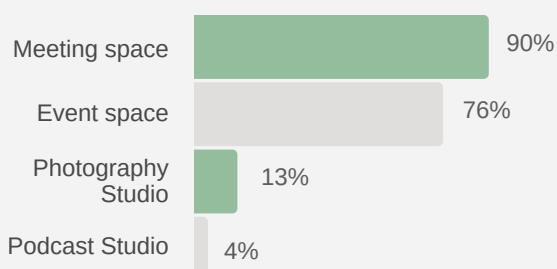
Figure 12:  
Survey question: 'Which of these popular coworking amenities do you offer to residents?'



## External amenities: a growing revenue stream

**74%** of spaces have seen **growth in revenue from external amenity bookings** in 2025 by an average of **12.5%**

Figure 13:  
Survey question: Which of these popular amenities do you offer to non-residents?'



Demand for external amenities such as meeting rooms and event spaces continues to strengthen, providing important additional revenue streams for coworking operators. **74% of providers reported increases in bookings and revenue from these amenities in 2025.** Meeting rooms account for the majority of demand.

Among operators who experienced growth, the average increase in revenue from external bookings was 12.5%; this shows the growing appeal of flexible, on-demand spaces for businesses that require professional meeting environments without committing to permanent office space.

As hybrid working becomes more established, many organisations are increasingly using coworking spaces for team meetings, workshops, and client presentations.

For many operators, external bookings also act as a gateway for new members, introducing businesses to the workspace and often leading to longer-term desk or office memberships.

# Market insights

## Demand trends on Sharedspace.co.nz

3.8 pax.

Average company size for enquiries in 2025

### Busiest months for workspace enquiries in 2025

1. January
2. May
3. February

Quietest month: **November**

### Staffing

78%

of spaces have a dedicated community manager

Figure 14:

### Staff required to operate coworking spaces in NZ

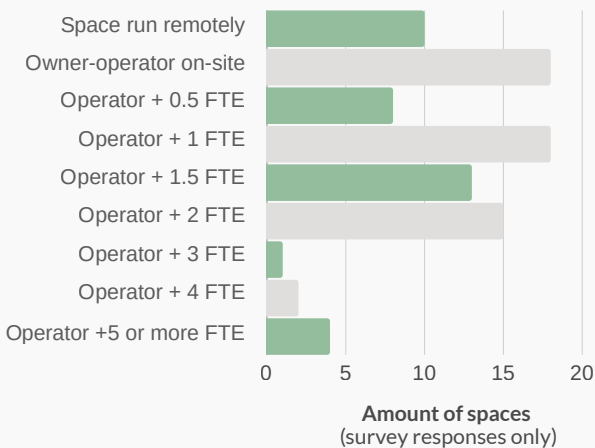
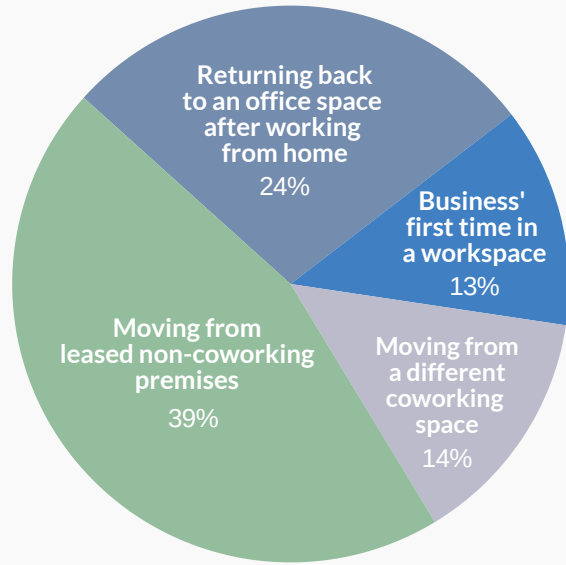


Figure 15:  
Survey question: 'Where are your new residents coming from?'



The previous workspace arrangements of new coworking residents shifted noticeably over the past year, with a larger proportion now coming from traditional leased office spaces.

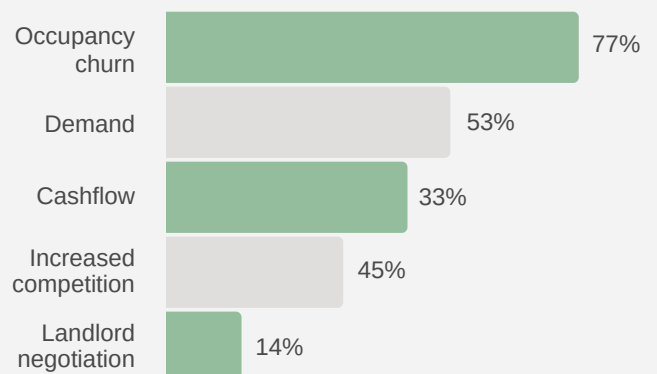
In 2025, **39.5% of new residents had moved from leased non-coworking premises**; this is now the largest source of new members, and a significant increase from with 17.2% in 2024. This indicates that more businesses are transitioning away from conventional office leases in favour of flexible workspace solutions, and continuing to reassess long-term property commitments; they are increasingly attracted to the flexibility, cost control, and scalability offered by coworking spaces.

At the same time, the proportion of members returning to an office environment after working from home declined sharply, falling from 51.6% in 2024 to 27.9% in 2025. This indicates that the initial wave of workers returning to shared workplaces following pandemic-era remote work may now be stabilising, with coworking spaces increasingly serving as an alternative to traditional office leases rather than simply a step back from home working.

## Key challenges for operators

Figure 16:

### Survey question: 'What are the main challenges you are facing as a coworking provider?'



# Insights from NZ operators

“We’re seeing a shift, from space as a cost to space as a tool. We’re at 95% capacity and expanding, which tells me something pretty simple: people aren’t coming back to the office because they have to, they’re coming back because some spaces are actually worth it. The winners in coworking aren’t selling desks anymore, they’re building environments that outperform working from home. Better flow, better ergonomics, and spaces that are intentionally designed from day one to shape how people connect and interact. Because if you get the built environment right at the start, you don’t just house a community...you help create it. Once that flywheel starts, you can’t replicate it. That’s been a big focus for us across both Genius and Ergostyle.



**Clinton Selby**  
Genius Coworking

“People work better around people. That’s what’s bringing people back in. Over the past year, we’ve seen a real move toward connection again, alongside a need to stay flexible as businesses keep things lean. Even with fewer days in the office, memberships are up. The way people work has changed, but the need for a place to belong hasn’t.



**Andy Prentice**  
The Crate

“The spaces that people want to be in are not always the ones with the longest amenity list. They are the ones that feel whole and alive from the moment you walk in. The atmosphere is the product. Get that right, and retention and referrals will follow naturally”



**Alex Brennan**  
Qb Studios



“Hot desk usage has become more consistent throughout the week, with Tuesday - Thursday still the busiest days. Meeting room bookings have grown sharply, often outpacing traditional desk usage, especially for boardrooms and project spaces. Permanent desk enquiries have increased, though conversion remains tied to budget constraints for small businesses. Larger teams tend to prefer flex-packs or part-week usage rather than full dedicated offices.



**Myles McInnes**  
Hiko Hub

“Over the past quarter, there has been a noticeable rise in demand for smaller private office rooms. This trend reflects a growing preference for privacy and dedicated environments, especially among small teams and solo operators.”



**Nowfia Daniel**  
FootPrint

“The biggest insight we’ve seen is that the energy and connection created through open plan coworking is helping drive demand for private offices. SMEs and small corporate teams are valuing community and vibrancy just as much as flexible terms.



**Graham Nelson**  
Manifold

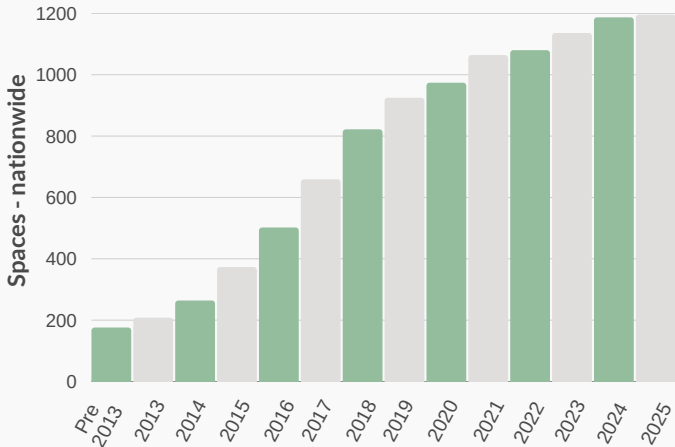


# Insights from Aus

Provided by Flexible Workspace Australia (FWA). Full insights can be found in the FWA Flex Futures 2026 Report.

## Market Growth

Number of flexible workspaces available in Australia  
2012 - 2025



**1,200**

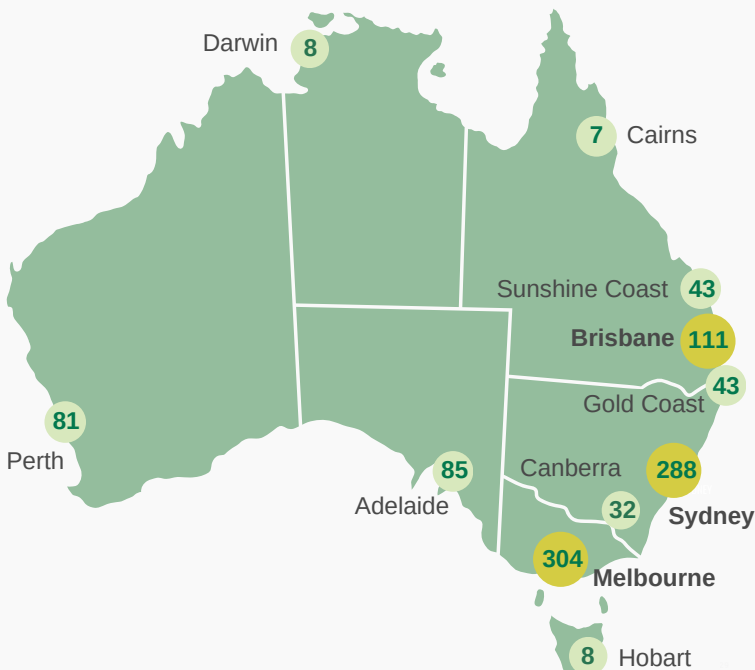
Flexible Workspaces  
Across Australia

**4.2%**

YOY growth  
over the past 5 years

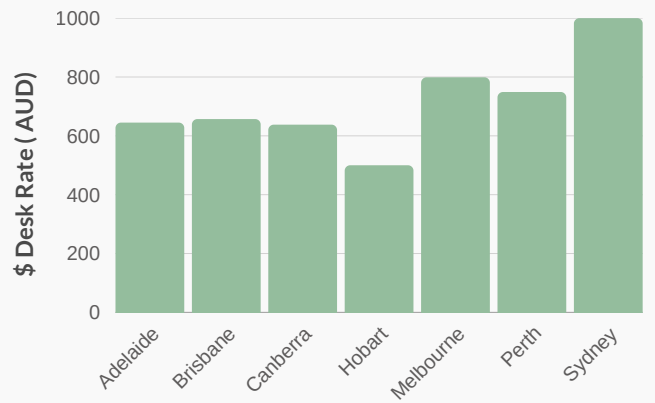
The 2025 and 2026 FWA Survey results show strong and consistent optimism about the future of the coworking industry in Australia over the next five years. In 2026, **80.5% of survey respondents predicted steady growth for the coworking market.** Openings and closures for coworking spaces have continued to converge; new openings have settled into a band of around 75 to 115 per year Australia-wide, while flex space closures have stabilised at around 55 to 70 per year. The net result is modest but sustained positive growth.

### 'Heat map' of locations in major urban hubs in Australia



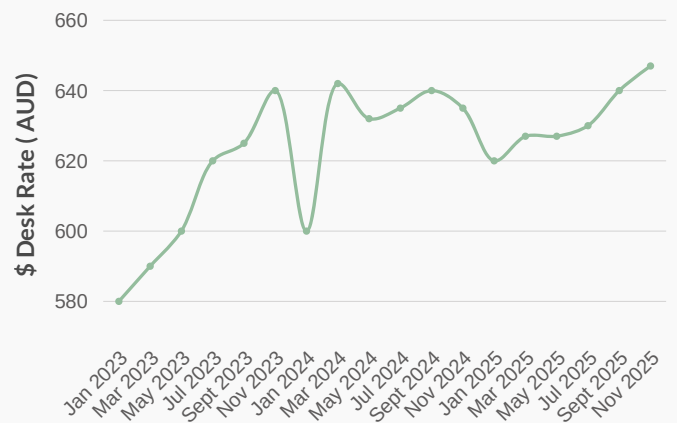
## Pricing Trends

Median Desk Rate by Location/Person/Month



There is major pricing divergence across Australia's major metropolitan markets, showing the continued influence of location on flexible workspace costs. The available data is concentrated primarily in core CBDs and established commercial hubs, where demand, asset quality, and operating costs are typically highest.

Median Desk Rate /Person/ Month in Australia



Median desk prices have continued to trend upward, with pricing in 2025 holding at a higher, more stable baseline compared to 2024. This suggests that the market has largely absorbed earlier price volatility and is now operating at consistently elevated levels despite broader economic pressures in Australia.

### Other notable findings from FWA:

- Enterprise now accounts for close to a third of all coworking space enquiries across Australia.
- Landlord flex allocation has doubled to 15.5% in three years.

# Outlook for the NZ Coworking Market



Looking ahead to 2026, the New Zealand coworking sector appears well positioned for continued, measured growth. While the rapid expansion seen in the early 2020s has begun to ease, the industry is entering a more mature phase characterised by stronger fundamentals, improved occupancy stability, and greater integration within the broader commercial property market.

For operators, the next phase of the industry will place greater emphasis on operational efficiency, strong community management and diversified revenue streams.

## Our key considerations for 2026

### 1. Landlord involvement in the flexible workspace sector is expected to increase

As commercial property owners continue to explore ways to activate underutilised space and provide additional building amenities, more landlords are expected to introduce flexible workspace offerings directly within their portfolios. This may result in greater collaboration between operators and property owners, as well as increased competition in some markets.

### 2. Enterprise demand is accelerating

Coworking is increasingly being adopted by larger organisations as part of their real estate strategies. More corporates are using flexible workspaces for satellite offices, distributed teams and project-based work environments, expanding the traditional customer base for flex spaces well beyond freelancers and startups.

### 3. Increased focus on profitability and revenue diversification

As the market matures and cost pressures remain, operators are expected to place greater emphasis on profitability rather than pure growth. We will likely see a continued expansion of ancillary revenue streams such as meeting rooms, event spaces, and virtual office memberships. With 74% of NZ operators already reporting increased demand for external amenities, this trend will likely accelerate, with spaces optimising yield per square metre and placing more focus on higher-margin offerings.



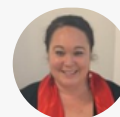
### 4. Quality and experience-led workspaces will see continued higher demand

As competition increases, particularly with new landlord-led offerings entering the market, there will be a stronger emphasis on quality, design, and overall user experience. Coworking members and residents are becoming more selective, with expectations extending beyond desk space to include high-quality amenities, wellness features, community, and hospitality-style service. This is likely to widen the gap between premium, well-curated spaces and more basic offerings, particularly in major city centres.

### 5. Continued shift toward hybrid memberships and flexible access models

Member behaviour is expected to further evolve, with demand continuing to favour flexibility over fixed commitments. The rise in part-time usage (with the majority of members attending 3–4 days per week) is likely to drive growth in hybrid membership models, including multi-location access, shared desk bundles, and more flexible pricing structures. Operators that can align their offerings with these usage patterns will be best positioned to capture demand.

“We are seeing consistent growth in demand for coworking across NZ, especially in the suburbs and regions. Our highest demand spaces are a 2-4 pax office; however, we are also seeing an upward trend in the use of our day passes. Coworking is not just about the physical space but also the strength of service, sense of community, and location, at WOTSO we are about encouraging people to work local and, in return, building local sustainable communities.”



Janine Russel  
WOTSO

“Coworking used to compete with offices but from where I sit, it's redefining them. The operators who win will be the ones who treat their spaces as hospitality, not real estate. We are expanding with a private office offering and expect it to set a new normal.”



Leon Mooney  
Works

# Thank you to our contributors



## Ngā mihi

Thank you to all of the coworking providers and industry experts who contributed to this report.

If you would like to learn more about the coworking industry, share your insights, or connect with our team, reach out to Matt or Sam.



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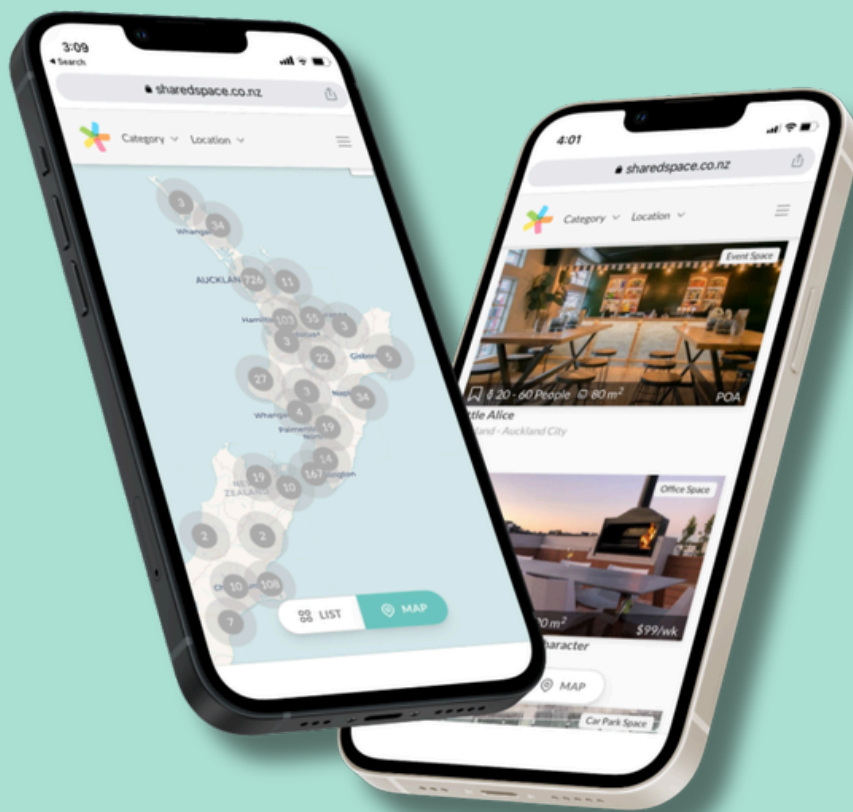


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