

## **Bahrain Co-Working Office Space - Market Share Analysis, Industry Trends & Statistics, Growth Forecasts 2019 - 2029**

Market Report | 2024-02-17 | 120 pages | Mordor Intelligence

### **AVAILABLE LICENSES:**

- Single User License \$4750.00
- Team License (1-7 Users) \$5250.00
- Site License \$6500.00
- Corporate License \$8750.00

### **Report description:**

The Bahrain Co-Working Office Space Market size is estimated at USD 18.94 billion in 2024, and is expected to reach USD 25.65 billion by 2029, growing at a CAGR of 6.26% during the forecast period (2024-2029).

#### Key Highlights

- Huge businesses cancelled flexible office memberships to save on costs. And while some co-working space operators remain open for business, they are mandated to adhere to safety and social distancing measures, which considerably impact the space allocated for occupants within a shared location. COVID-19 had a significant impact on the Co-Working Spaces market in the country leading the demand for shared office spaces to drop over the course of the lockdowns.
- However, post pandemic, businesses will find ways to avoid big-ticket spending and huge financial commitments. This, in turn, will drive demand for pre-built corporate spaces and lease flexibility.
- Flexible office spaces including co-working are still at a nascent stage in the region. The current flexible office space landscape is largely dominated by domestic players or niche operators. Certain key global brands are yet to enter the market and others have not introduced their full-service offerings. Occupiers on the other hand are contemplating regulatory and other implications of flexible spaces on their local operations.

### **Bahrain Co-Working Office Space Market Trends**

#### **Increase in Foreign Investment to Boost the Economy**

Foreign Direct Investment (FDI) to Bahrain registered a 5.8% increase to BD13.3 billion (USD 34.48 billion) in 2022, as per the

**Scotts International. EU Vat number: PL 6772247784**

tel. 0048 603 394 346 e-mail: [support@scotts-international.com](mailto:support@scotts-international.com)

[www.scotts-international.com](http://www.scotts-international.com)

provisional results of 2022 FDI statistics.

The statistics showed that the kingdom's FDI inflows were dominated mostly by electricity, gas steam & air conditioning supply, manufacturing and financial & insurance activities sectors at BD226.8, BD187.1, and BD95.5 million respectively.

Last year the country registered 24 investments, down from a three-year average of 43 investments a decade earlier. However, when measured by capital expenditure, 2022 was Bahrain's second-best year for FDI over the past decade. It mobilised USD 2.2 Billion worth of FDI, boosted by big clean-power projects from the likes of the UAE's Yellow Door Energy.

#### Increase in Millennial Population

Millennials, or those between the ages of 20 and 40, are reshaping the world and demanding new methods of working. Bahrain's real estate business is focusing on altering working and work space demands in order to respond to future needs.

The use of co-working spaces, a shared setting where people doing a variety of vocations can work together and separately inside the same place, is a new way of working that has recently emerged. The spaces are frequently urban and trendy, and they are a far cry from some of the harsher 'cubicle farms' of previous years. They provide freedom, flexibility, and a diverse range of work settings.

Millennials are increasingly entering the workforce, and their presence necessitates a paradigm shift in the workplace. There are 14,000 coworking spaces in operation throughout the world, and by the end of this year, 1.7 million workers, largely millennials, will have taken advantage of the improved working circumstances offered by coworking spaces.

#### Bahrain Co-Working Office Space Industry Overview

Bahrain co-working office space market is fragmented with lot of companies in office space industry. Some of the major players are Servcorp, Letswork Inc, Space 340, Spire Hub and Regus.

#### Additional Benefits:

- The market estimate (ME) sheet in Excel format
- 3 months of analyst support

#### **Table of Contents:**

##### 1 INTRODUCTION

###### 1.1 Study Assumptions and Market Definition

###### 1.2 Scope of the Study

##### 2 RESEARCH METHODOLOGY

##### 3 EXECUTIVE SUMMARY

##### 4 MARKET INSIGHTS

###### 4.1 Market Overview

###### 4.2 Value Chain/Supply Chain Analysis

###### 4.3 Current Economic and Flexible Office Space Market Scenario

###### 4.4 Insights into Key Flexible Office Space Industry Metrics (Supply, Rentals, Prices, Occupancy (%)/Vacancy (%))

**Scotts International. EU Vat number: PL 6772247784**

tel. 0048 603 394 346 e-mail: support@scotts-international.com

www.scotts-international.com

- 4.5 Insights into Key Trends on Rental and Leasing
- 4.6 Government regulations and Initiatives in the Industry
- 4.7 Impact of COVID-19 on the Market

## 5 MARKET DYNAMICS

### 5.1 Market Drivers

- 5.1.1 Increasing number of startups

### 5.2 Market Restraints

- 5.2.1 Low Awareness and Privacy Issues

### 5.3 Market Opportunities

- 5.3.1 Increasing Investment for Improvement and Diversification of Coworking Space

### 5.4 Porter's Five Forces Analysis

- 5.4.1 Threat of New Entrants
- 5.4.2 Bargaining Power of Buyers/Consumers
- 5.4.3 Bargaining Power of Suppliers
- 5.4.4 Threat of Substitute Products
- 5.4.5 Intensity of Competitive Rivalry

## 6 MARKET SEGMENTATION (Market Size By Value)

### 6.1 By End User

- 6.1.1 Personal User
- 6.1.2 Small Scale Company
- 6.1.3 Large Scale Company
- 6.1.4 Other End Users

### 6.2 By Type

- 6.2.1 Flexible Managed Office
- 6.2.2 Serviced Office

### 6.3 By Application

- 6.3.1 Information Technology (IT and ITES)
- 6.3.2 Legal Services
- 6.3.3 BFSI (Banking, Financial Services and Insurance)
- 6.3.4 Consulting
- 6.3.5 Other Applications

## 7 COMPETITIVE LANDSCAPE

### 7.1 Overview (Market Concentration and Major Players)

### 7.2 Company Profiles

- 7.2.1 Servcorp
- 7.2.2 Letswork Inc.
- 7.2.3 Space 340
- 7.2.4 Spire Hub
- 7.2.5 Regus
- 7.2.6 The Startup Factory
- 7.2.7 Prime Instant Offices
- 7.2.8 Diwan Hub
- 7.2.9 Brilliant Lab
- 7.2.10 Brinc Batelco IoT Hub\*

**Scotts International. EU Vat number: PL 6772247784**

tel. 0048 603 394 346 e-mail: [support@scotts-international.com](mailto:support@scotts-international.com)

[www.scotts-international.com](http://www.scotts-international.com)

## 8 FUTURE OF THE MARKET

## 9 APPENDIX

**Scotts International. EU Vat number: PL 6772247784**

tel. 0048 603 394 346 e-mail: [support@scotts-international.com](mailto:support@scotts-international.com)

[www.scotts-international.com](http://www.scotts-international.com)

## Bahrain Co-Working Office Space - Market Share Analysis, Industry Trends & Statistics, Growth Forecasts 2019 - 2029

Market Report | 2024-02-17 | 120 pages | Mordor Intelligence

To place an Order with Scotts International:

- ☐ - Print this form
- ☐ - Complete the relevant blank fields and sign
- ☐ - Send as a scanned email to support@scotts-international.com

### ORDER FORM:

Select license	License	Price
	Single User License	\$4750.00
	Team License (1-7 Users)	\$5250.00
	Site License	\$6500.00
	Corporate License	\$8750.00
		VAT
		Total

\*Please circle the relevant license option. For any questions please contact support@scotts-international.com or 0048 603 394 346.

\*\* VAT will be added at 23% for Polish based companies, individuals and EU based companies who are unable to provide a valid EU Vat Numbers.

Email*	<input type="text"/>	Phone*	<input type="text"/>
First Name*	<input type="text"/>	Last Name*	<input type="text"/>
Job title*	<input type="text"/>		
Company Name*	<input type="text"/>	EU Vat / Tax ID / NIP number*	<input type="text"/>
Address*	<input type="text"/>	City*	<input type="text"/>
Zip Code*	<input type="text"/>	Country*	<input type="text"/>
		Date	<input type="text" value="2025-06-25"/>
		Signature	

**Scotts International. EU Vat number: PL 6772247784**

tel. 0048 603 394 346 e-mail: support@scotts-international.com

www.scotts-international.com



**Scotts International. EU Vat number: PL 6772247784**

tel. 0048 603 394 346 e-mail: [support@scotts-international.com](mailto:support@scotts-international.com)  
[www.scotts-international.com](http://www.scotts-international.com)