

## **Australia Co-working Office Spaces - Market Share Analysis, Industry Trends & Statistics, Growth Forecasts (2025 - 2030)**

Market Report | 2025-04-28 | 150 pages | Mordor Intelligence

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### **Report description:**

The Australia Co-working Office Spaces Market size is estimated at USD 241.77 million in 2025, and is expected to reach USD 489.05 million by 2030, at a CAGR of 15.13% during the forecast period (2025-2030).

#### Key Highlights

- Amid the ever-evolving workplace dynamics, the relevance of traditional office spaces is being challenged. While the buzz around hybrid work models and compressed work weeks dominates discussions, a subtle yet significant shift in Australia is the rise of flexible offices.
- International operators increasingly view Australia as a mature yet flexible market with growth potential. Many of these operators are actively exploring opportunities, focusing on prime-grade buildings.
- The report Australian flex space in the age of hybrid work highlights a 2.1% growth in the flexible office market across major east coast markets in the 12 months leading up to June 2023.
- Office landlords are proactively adapting to the changing work dynamics by adopting innovative approaches, including the incorporation of flexible office spaces and third spaces within their premises. This strategic shift is primarily motivated by the evolving preferences of tenants.
- Landlords now recognize that offering adaptable and versatile work environments not only boosts tenant satisfaction but also acts as a magnet for new occupants, thereby augmenting the overall value of the properties.

Australia Co-working Office Spaces Market Trends

Coworking Spaces are Experiencing Significant Growth

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The coworking office spaces have been significantly growing over the years. In addition, Sydney and Melbourne led this segment by offering many coworking spaces in the previous year.

Meanwhile, Sydney remained a major location in the country, with most businesses moving to coworking and shared offices. It was followed by Melbourne, the second-largest coworking market in Australia, with shared offices attracting a wide range of tenants, including major corporations, government organizations, and startups.

Most freelancers, startups, and small- and medium-scale enterprises (SMEs) are adopting coworking spaces because they provide top features and facilities such as fast internet services, 24/7 access to office space, meeting rooms, furnished and unfurnished spaces, etc.

By the second quarter of 2023, Sydney boasted the highest average monthly price for a desk in a flexible office space among Australia's capital cities, at AUD 980 (USD 636.81). In contrast, the average monthly price for a desk in a coworking space in Canberra stood at around AUD 500 (USD 324.90)

#### Sydney is Witnessing Growth in the Market

Sydney is the major location for the development of coworking spaces in the country. The market in Sydney is experiencing significant growth as many enterprises are moving toward coworking spaces to meet social distancing requirements, reduce space, and save costs.

Coworking spaces are witnessing a surge in popularity in Sydney, driven by the demand for cost-effective office solutions from freelancers and small businesses. These spaces, known for their ample natural light, comprehensive amenities, and lively ambiance, have emerged as hubs for fostering collaboration and fueling creativity.

Fishburners, situated in Sydney's tech hub Ultimo, stands out as a highly sought-after coworking space in the city. Beyond providing workstations, Fishburners boasts dedicated meeting rooms and break-out areas, fostering team building and casual discussions.

Additionally, the space houses an on-site cafe, serving fresh food daily. It is a prime choice for professionals seeking a vibrant work environment and ample networking prospects.

Central Working Sydney provides its members with access to a private workspace lounge. This lounge is thoughtfully designed, featuring comfortable couches and contemporary furniture, creating a welcoming ambiance akin to a home away from home.

#### Australia Co-working Office Spaces Industry Overview

The Australian coworking office spaces market is fragmented, with global and local players. Some of the key players in the market include Hub Australia, JustCo, WeWork Management LLC, Spaces, and WOTSO Limited. Also, many more are entering the need to fulfill the rapid demand for casual environment offices. The Australian coworking office spaces market companies are involved in several growth and expansion strategies, such as strategic partnerships, mergers, and acquisitions, to gain a competitive advantage.

#### Additional Benefits:

- The market estimate (ME) sheet in Excel format

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- 3 months of analyst support

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