

## **Latin America Coworking Spaces - Market Share Analysis, Industry Trends & Statistics, Growth Forecasts (2025 - 2030)**

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### **Report description:**

The Latin America Coworking Spaces Market size is estimated at USD 1.84 billion in 2025, and is expected to reach USD 3.04 billion by 2030, at a CAGR of 10.64% during the forecast period (2025-2030).

#### Key Highlights

- The Latin America coworking spaces market is being propelled by a growing demand for flexible work environments, driven by the changing nature of work. With remote and hybrid work models gaining traction, both businesses and freelancers are on the lookout for adaptable office solutions. A recent report forecasts that the number of coworking spaces in Latin America will approach 3,000 by the close of 2024. This surge underscores a strong appetite for shared workspaces, especially in major cities like Sao Paulo, Mexico City, and Buenos Aires.
- A significant driver of this market is the burgeoning startup and small business scene in the region. Latin America has witnessed a notable uptick in entrepreneurial ventures, with many startups gravitating towards coworking spaces as a budget-friendly alternative to conventional office leases. Take Brazil, for instance: its startup ecosystem has thrived, boasting over 13,000 startups in 2023. This boom has spurred a heightened demand for flexible office solutions, allowing these startups to scale without being tethered to long-term leases. Such dynamics underscore the role of coworking spaces as pivotal centers for innovation and collaboration.
- The COVID-19 pandemic has further catalyzed the move towards remote work, leading companies to reevaluate their office strategies. A growing number of organizations are embracing hybrid models, which, while reducing their overall office space, still necessitate a professional setting for meetings and collaboration. A survey highlighted that 70% of Latin American companies are eyeing hybrid work policies in 2024. This trend not only champions employee flexibility but also boosts productivity, thanks to access to modern amenities and networking avenues.
- In response to this burgeoning demand, major players in the coworking sector are amplifying their presence in Latin America.

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Companies such as WeWork and Spaces are inaugurating new venues in pivotal regional markets. For instance, WeWork has unveiled plans to launch 10 additional sites in Brazil and Mexico, targeting the swelling population of freelancers and remote workers in search of collaborative spaces. Such expansions signal the confidence of established entities in the promise of the Latin American coworking landscape.

- With an increasing number of businesses acknowledging the advantages of flexible work setups, coworking spaces are poised to play a central role in shaping the future workspace dynamics of Latin America. As this market continues to evolve, it will undoubtedly influence the collaborative and innovative endeavors of professionals throughout the region.

## Latin America Coworking Spaces Market Trends

### Growth of Coworking Spaces Market in Mexico

Recently, the market has seen a favorable positioning. The surge of startups, especially in urban hubs like Mexico City, has fostered a dynamic environment for coworking spaces. These spaces cater to entrepreneurs who seek collaborative and innovative work settings. For instance, industry associations highlight Mexico's burgeoning startup scene, boasting around 300 fintech startups alongside a host of emerging firms in logistics and technology.

As businesses adapt to evolving work modes, Mexico's coworking spaces market has gained momentum in recent quarters. In 2024, with a more strategic approach, companies are welcoming employees back to the office, bolstering the acceptance of flexible workspaces as a legitimate corporate strategy. Originating in Mexico in 2009, coworking spaces have swiftly become the go-to choice for SMEs, freelancers, and entrepreneurs, offering professional settings without the constraints of traditional leases. As of 2024, urban centers like Mexico City, Monterrey, and Guadalajara remain dominant economic hubs, driving a robust demand for office spaces.

In Mexico City, regions like the "Corredor Tecnológico" (Technology Corridor) have risen as pivotal tech and innovation centers, amplifying the demand for office spaces. Industry Associations reports that, Mexico City's Class A office inventory hit 7.8 million square meters, underscoring the city's expanding office space landscape. Furthermore, with a significant 483,288 square meters set to be delivered in the next two years, the coworking market is poised for substantial growth.

Investors are increasingly eyeing Mexico. A case in point: Hines, a global real estate investment manager, declared in September 2024 that its flexible work platform, The Square, is set to debut in Torre del Angel, a premier office building in Mexico City. In conclusion, the coworking spaces market in Mexico is on a promising trajectory. The combination of a thriving startup ecosystem, strategic corporate adaptations, and significant investments underscores the sector's potential for continued growth and innovation.

### Growing Startups in Latin America boosting the market

In recent years, numerous Latin American nations have bolstered their economic and political stability. This newfound stability has drawn both local and international investors, resulting in heightened funding and backing for startups. The region's startup culture is undergoing a transformation, with a rising number of young entrepreneurs choosing to launch their ventures over following conventional career routes. This shift in mindset has fueled the region's burgeoning startup scene.

Recognizing the crucial role of startups in spurring economic growth, several Latin American governments have introduced initiatives to promote entrepreneurship. These initiatives include tax incentives, grants, and the establishment of startup incubators. For instance, according to data from Crunchbase, investors injected USD 579 million into rounds spanning from seed to growth stages in Q1 2024 in Latin America.

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Latin American startups are gaining traction, bolstered by supportive public policies and investments in several countries. Nations like Chile, Colombia, Mexico, and Peru have implemented policies to nurture and expand their startup ecosystems. These policies integrate support services and innovative technologies, such as co-working spaces and crowdfunding, alongside financial plans. Notably, Brazil has emerged as a hotspot for venture capital investments. Highlighting this trend, Woba stands out as a key player in Brazil's co-working sector, which experienced a 22% growth in 2023. With a portfolio of over 2,000 units, Woba holds a dominant position in Brazil's flexible office market.

In conclusion, the growing startup culture in Latin America, supported by favorable government policies and increased investment, is significantly boosting the co-working space market. This trend is expected to continue, driving further growth and innovation in the region's flexible office landscape.

## Latin America Coworking Spaces Industry Overview

The coworking spaces market is highly fragmented, with numerous players already established and many more entering to meet the surging demand for casual office environments. Similar to the U.S. landscape, WeWork and IWG (Regus) stand out as the leading players, commanding significant shares of the flexible workspace market across nine key markets, respectively.

Local players like Hot Cowork, Ios, and Iza are also in the game. Some other major players in the market include - Impact Hub, Alley, Knotel, Make Office, Industrious Office, Techspace, Serendipity Labs, and Green Desk.

### Additional Benefits:

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

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