

<https://economictimes.indiatimes.com/industry/services/property/-/cstruction/co-working-spaces-in-higher-demand-23500-seats-taken-during-july-sept-quarter/articleshow/87449787.cms>

Co-working spaces in higher demand, 23,500 seats taken during July-Sept quarter

Synopsis

While the work-from-home model was a pleasant change for a few months, many companies do not want it to be a permanent part of their culture due to the lack of human touch and technological limitations.



Despite the pandemic's unprecedented situation, it played a major part in favourable shifts in the coworking sector.

Co-working operators reported the highest number of seats transacted in a month since the pandemic began, as **Covid-19** drove demand for flexible spaces, and occupiers took up nearly 23,500 co-working seats across the top eight markets during the July-September quarter.

"Following the second wave, we also saw a positive shift in overall employee sentiment to resume working from the office, citing diminishing professional growth, disproportionate work-life balance, and workplace disconnect as the primary reasons for their desire to return to work," said **Amit Ramani**, CEO of **Awfis**.

"In addition, employees now expect flexibility, safety, and comfort, which has resulted in a surge in demand for co-working spaces," he added.

Due to the surge in demand, Awfis has transacted over 9,000 seats in the last four months, with over 4500 seats transacted in September alone. In October, the companies are expected to set a new high.

Smartworks, another leading co-working operator, transacted nearly 9,000 seats in September alone, as demand reached an all-time high.

"As businesses continue to assess employee readiness, the hybrid-friendly workforce model has gained traction." "Every month, the number of seats transacted increases as MNCs exit traditional spaces and move to flexible space," said Neetish Sarada, Founder of Smartworks.

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According to Nikhil Madan, co-founder of The Office Pass (TOP), demand for neighbourhood co-working centres is at an all-time high, with most of its centres operating at over 90% occupancy.

"The demand for flexible workspaces is constantly increasing because such spaces not only perfectly fit the 'new normal,' but also provide companies with an option to save costs, boost productivity, enhance the work experience, and provide flexibility to employees." This traction is primarily seen in cities such as Gurugram, Noida, Mumbai, Pune, Hyderabad, and Bengaluru, " said Vineet Taing, President – Vatika Business Centre.

According to industry estimates, companies leased 18,213 seats in the first six months of the 2020 calendar year and 36,255 desks for the entire previous year, with the number of seats expected to exceed 50,000.

"At Skootr, we have seen a 60% increase in the number of queries in this quarter (Jul-Sep) compared to the previous quarter" (Apr-Jun). as well as on-site inspections of office space by mid- and large-sized corporations. "With an increase in demand for managed office space, the sale deal momentum has significantly improved, and we are confident that by the end of the year, 90 percent of Skootr's total portfolio will be occupied/leased," said Rajat Johar, Country Head, Skootr.

Sparsh Khandelwal, founder of Stylework, a co-working aggregator platform, stated that they anticipate selling 1800 seats in October, up from 1200 in September. Previously, the average number of seats sold in a month was 700-750.

"We are poised for potentially disruptive growth at TEC in the coming months." In major cities such as Gurgaon, Bangalore, Mumbai, and Hyderabad, our occupancy and foot traffic have increased from 75% in 2020 to 90% in October 2021. This validates the gradual shift of the workforce in major cities, which is fueling growth opportunities and expansion plans for us and our members," said Nidhi Marwah, Group Managing Director, The Executive Centre.

Because flexible workspaces encourage greater employee engagement, retention, and networking opportunities, large and small businesses alike find them more convenient and logical, especially during these turbulent times for smoother operations.

Another co-working operator, India Accelerators, intends to expand its network in response to rising demand.