

officernd

FlexIndex

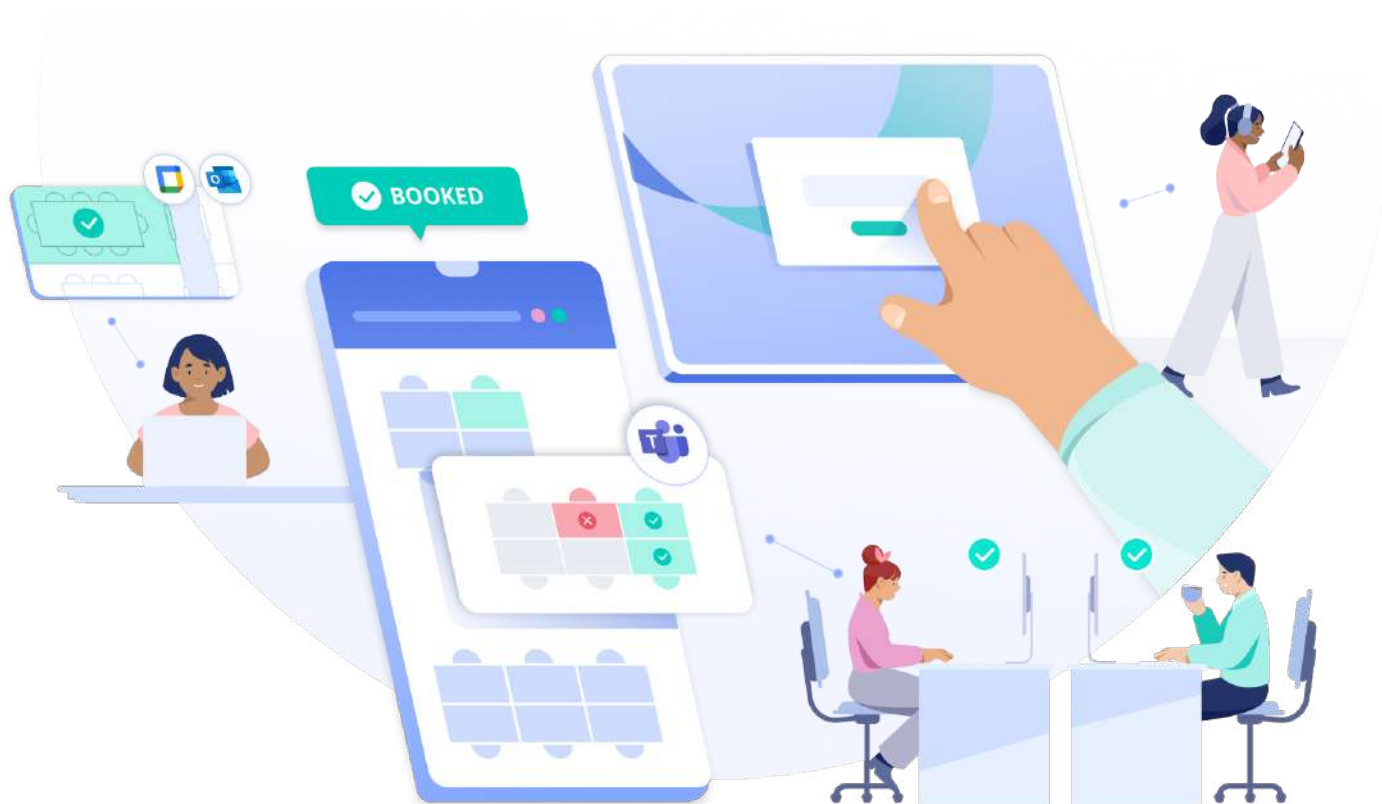
The essential report offering a data-driven perspective on the flex space industry



Q2 2025

About OfficeRnD

OfficeRnD helps coworking and flex space operators streamline operations and grow their businesses with a powerful platform. It simplifies member management, bookings, billing, and space management while enhancing the member experience. Founded in 2015, OfficeRnD powers 3,500+ flex space locations worldwide, employs 150+ people, and operates from five global offices, including its headquarters in Boston.



What is FlexIndex?

The FlexIndex is a comprehensive composite index that tracks global industry trends. It is designed to offer comprehensive insights into the performance and development of the coworking and flexible workspace market across key global regions, including the Americas, EMEA & UKI, and APAC.

The FlexIndex comprises 6 different components (or KPIs) and aggregates anonymized, real-world data from 3500+ coworking and flex space locations worldwide. We believe these six KPIs represent critical business aspects of both small and large flex operators, providing us with a holistic view of market dynamics.

The 6 selected KPIs are:

- Desk Occupancy
- Revenue Occupancy
- Private Office Occupancy
- Revenue per Occupied Desk (RevPOD)
- Revenue per Available Desk (RevPAD)
- Price per Available Booking

The FlexIndex provides operators, investors, and stakeholders with timely, actionable data and crucial benchmarking insights, enabling operators to measure their performance against industry standards and navigate this dynamic industry effectively.

Regular access to reliable, actionable insights empowers flex workspace operators to optimize pricing strategies, enhance customer experiences, and efficiently manage their assets to drive sustainable growth.

We'll go over our most important findings and then dive deeper into each of the 6 components across the different regions. But first - a few words about the methodology behind the FlexIndex.

Methodology

The FlexIndex is developed using a comprehensive and meticulously curated data set, ensuring accurate and meaningful analysis. The data set includes only active and open locations, aggregated at the location and monthly levels.

Bookings included in the analysis meet strict criteria:

- Canceled bookings are excluded.
- Free bookings and bookings with a duration of 0 hours or greater than 12 hours are excluded.
- Bookings with a discounted price of 0 USD or lower are excluded.

In addition, a predefined set of organizations is systematically excluded from the analysis to avoid distortions. For some of the KPIs, the data is normalized to exclude outliers and demonstrate the real trends.

As for the financial metrics, all amounts are converted to USD before calculating the FlexIndex for the entire customer base.

Furthermore, the number at the end of the horizontal reference line in each graphic represents the **overall average for the entire period (Q1 2022–Q2 2025)**.

Lastly, our platform has the flexibility for new customers to upload their own historical data. This could lead to minor deviations (up to 5%) in the historical trends of the FlexIndex.

The data comes exclusively from active OfficeRnD clients at the moment of the index calculation, who are not subject to a special exemption. **We don't keep data from our former clients**, and their historical data isn't reflected in the index.

A Summary of Our Most Important Findings

The Q2 2025 FlexIndex data reveals a global workspace market that remains broadly resilient, even as regional dynamics diverge. Across the six core KPIs, several key themes emerge:

1. Stability in Desk Occupancy Amid Varied Demand

Globally, desk occupancy held firm at **72.5%**, nearly identical to both Q1 2025 and the 2024 annual average. This steadiness underscores sustained appetite for hot-desking solutions across all regions, most notably in the Americas and APAC, where desk utilization has become the backbone of flex portfolios despite softness elsewhere.

2. Divergence Between Revenue and Occupancy Trends

While Revenue Occupancy edged down slightly to **73.8%**, revenue-focused metrics, Revenue per Occupied Desk (RevPOD) and Revenue per Available Desk (RevPAD) continued to climb, reaching **\$500.59** and **\$363.14**, respectively.

This divergence highlights operators' growing sophistication in dynamic pricing and upselling. EMEA & UKI led the charge here, posting the strongest RevPOD increase (+€18.92 y-o-y), whereas APAC saw the steepest RevPOD pullback, signaling regional yield-management opportunities.

3. Robust Private Office Recovery in Europe, Caution in APAC

Private office occupancy hit **71.3%** globally, up from Q1 and above 2024 levels. The most pronounced growth occurred in EMEA & UKI, where Private Office Occupancy surged to **73.6%**, driven by corporate renewals and longer-term leases. Conversely, APAC's rate dipped to **68.3%**, reflecting cost-constrained enterprises favoring hot desks over dedicated suites.

4. Premium Hourly Rates Holding Their Ground

Despite minor annual fluctuations, the average price per hour of booking remained stable at around **\$40–\$42**. Americas led with an uptick to **\$41.80**, and APAC even outperformed its 2024 benchmark by **AUD 1.32**, indicating continued willingness to

pay for on-demand agility.

5. Regional Nuances Point to Targeted Strategies

Here are the major highlights:

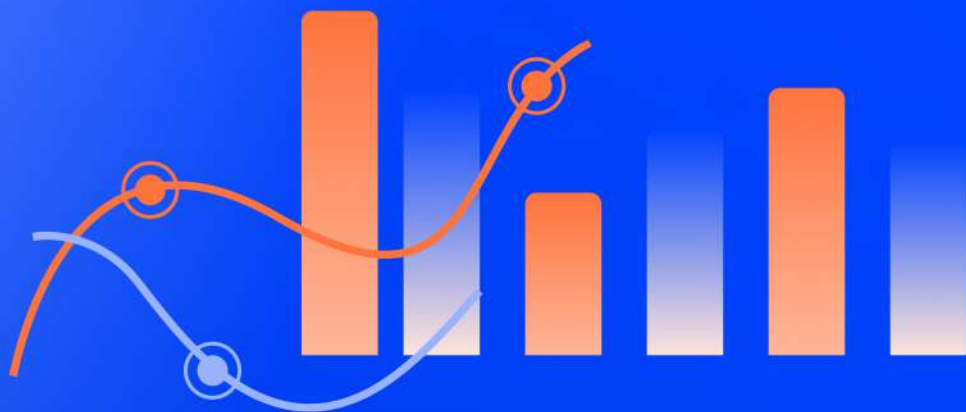
- **Americas:** A sharper drop in occupancy (Revenue Occupancy –2.2 p.p.compared to 2025 Q1) underlines the need for membership-tier refinements and suburban expansions.
- **EMEA & UKI:** Consistent upward momentum across four KPIs suggests capacity to scale premium offerings and corporate partnerships.
- **APAC:** Mixed occupancy and yield shifts call for innovative event-driven revenue streams and optimized space mix to re-engage private-office clients.

Strategic Takeaways

Operators should continue investing in dynamic pricing engines to capture yield upside while adapting offerings to local market nuances through tailored service bundles and flexible space configurations. Data-driven utilization analytics and flexible membership structures will be indispensable for navigating subtle seasonal and economic headwinds throughout 2025.

FlexIndex

GLOBAL

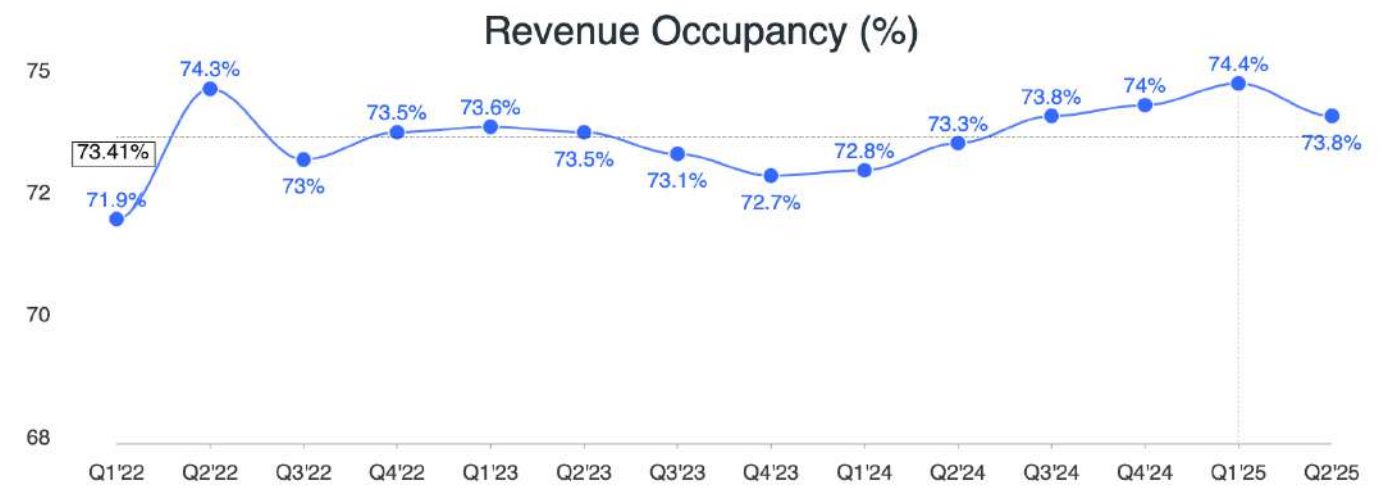


A Holistic KPI Overview

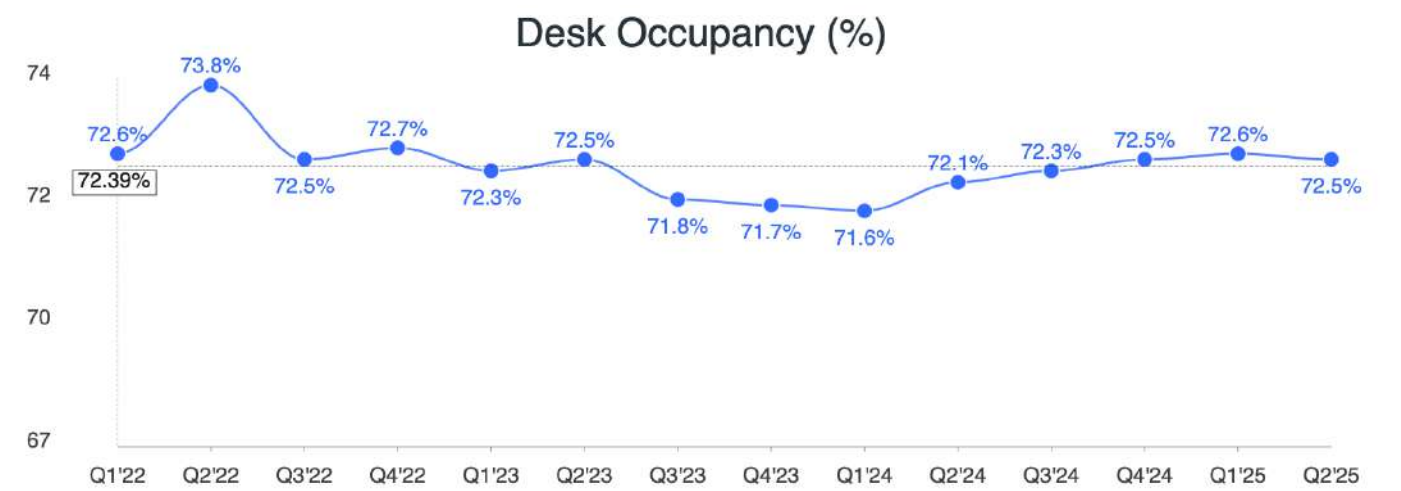
Global FlexIndex Q2 2025: A Holistic KPI Overview

In Q2 2025, the global flex space industry demonstrated both resilience and areas of emerging fluctuation. These aggregated metrics not only establish a performance baseline for Q2 2025 but also illuminate the market dynamics and emerging trends poised to shape the future trajectory of the global flexible workspace industry.

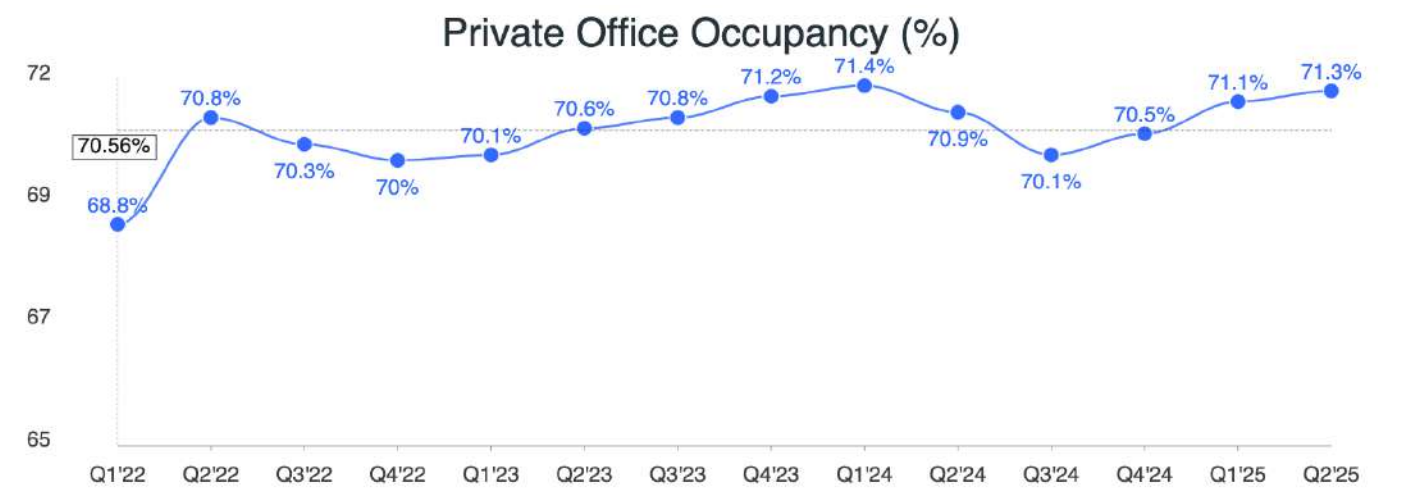
Revenue Occupancy registered 73.8% in Q2 2025, a decrease of 0.6 percentage points from Q1 2025’s 74.4% and down by 0.3 percentage points from the 2024 average of 73.5%. This slight dip may reflect seasonal patterns or the initial impacts of shifting demand dynamics across markets. Still, this metric has continued to climb steadily since the beginning of 2022.



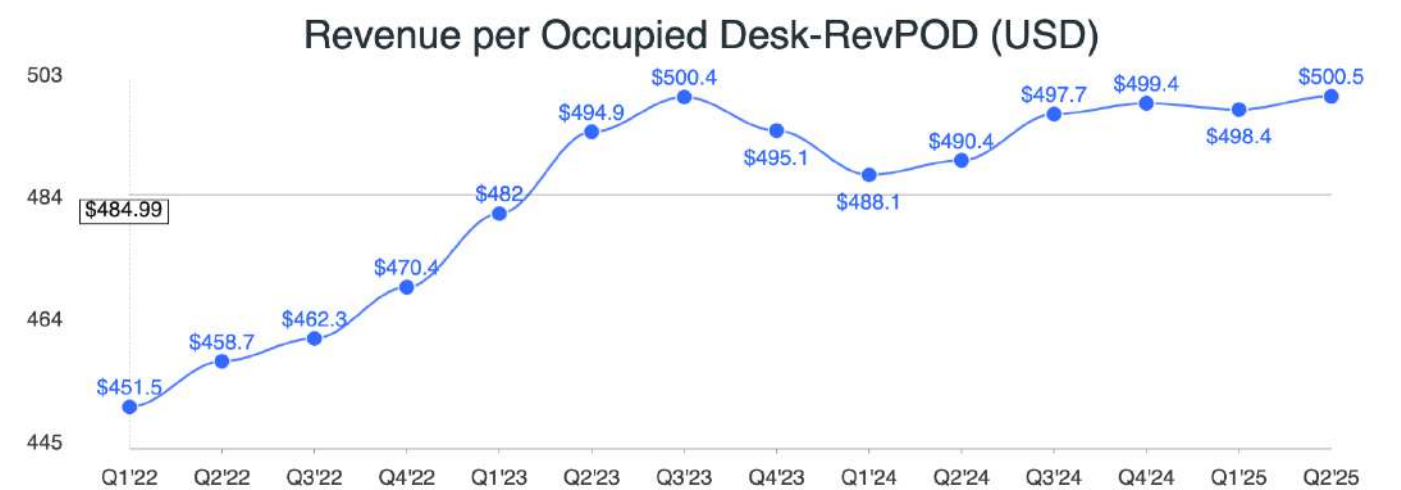
Desk Occupancy stood at 72.5% in Q2 2025, marginally lower by 0.1 percentage points compared to Q1 2025’s 72.6%, yet 0.4 percentage points above the 2024 annual average of 72.1%. The sustained level underscores consistent demand for flexible workstations globally.



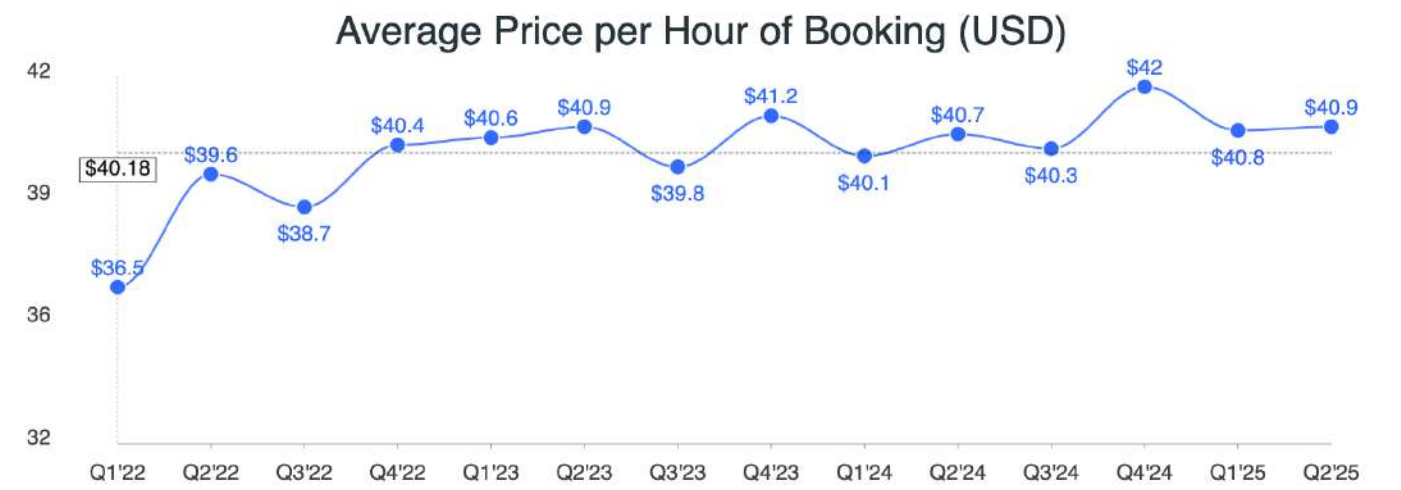
Private Office Occupancy reached 71.3% in Q2 2025, up by 0.2 percentage points from Q1 2025’s 71.1% and 0.6 percentage points above the 2024 average of 70.7%. This gain indicates ongoing strength in the market for dedicated office spaces.



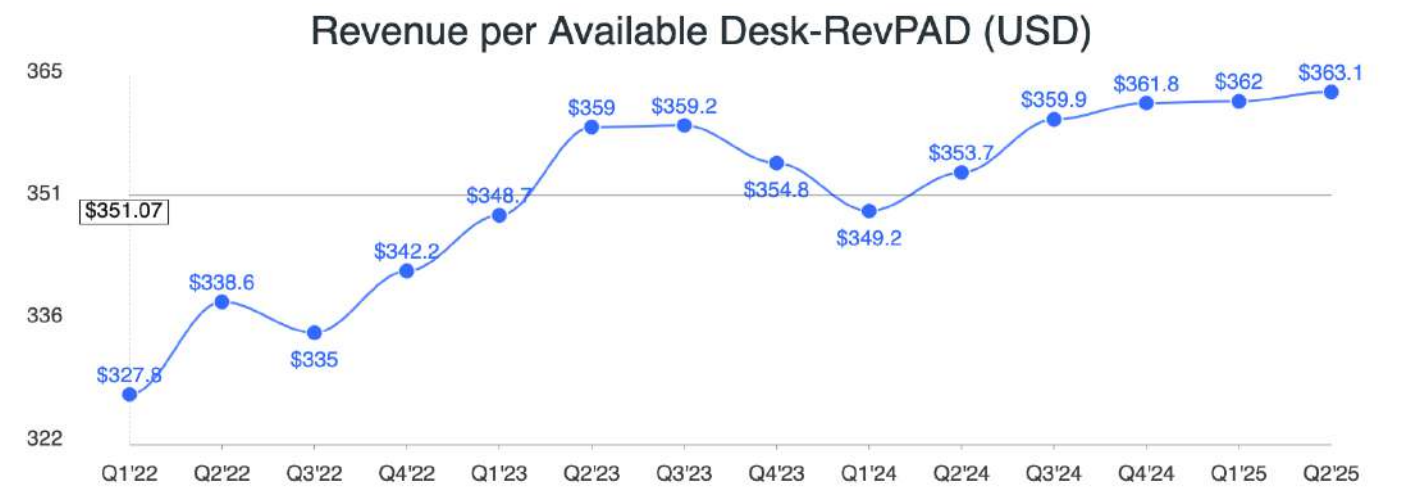
Revenue per Occupied Desk (RevPOD) climbed to \$500.59 in Q2 2025, rising by \$2.14 from Q1 2025’s \$498.45 and up \$6.66 over the 2024 average of \$493.93. This improvement reflects refined pricing strategies and effective value capture on a per-desk basis.



Average Price per Hour of Booking recorded \$40.90 in Q2 2025, edging up by \$0.10 from Q1 2025’s \$40.80 and by \$0.13 versus the 2024 benchmark of \$40.77. Despite minor quarterly shifts, on-demand booking rates remain at a premium.



Revenue per Available Desk (RevPAD) increased to **\$363.14** in Q2 2025, a gain of **\$1.10** over Q1 2025’s \$362.04 and up **\$6.94** from the 2024 average of \$356.20. The upward move highlights operators’ improved ability to monetize their available desk inventory.



Index Dynamics & Key Observations

The Q2 2025 data reveal a market that is broadly stable, with occupancy metrics holding at historically robust levels. Small declines in Revenue and Desk Occupancy suggest slight cooling after Q1 peaks, yet both remain above 2024 norms. Private Office Occupancy continues its upward trajectory, signaling durable interest in dedicated spaces.

On the revenue side, RevPOD and RevPAD both posted gains, underscoring effective pricing and revenue-management tactics. The marginal increase in the average price per hour of booking confirms that flexible, short-term reservations still command

premium rates.

Collectively, these trends point to an industry that is fine-tuning its operational strategies in response to nuanced demand shifts, while maintaining a solid baseline of performance.

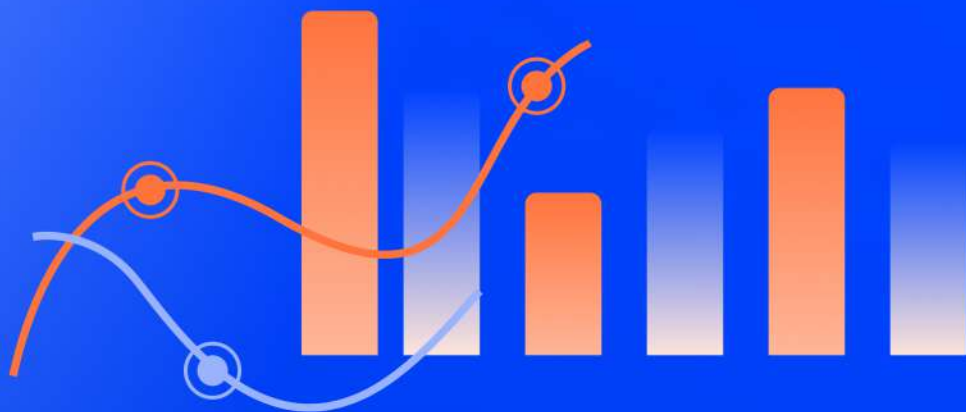
Strategic Implications for Flex Operators

- **Refine Pricing Models:** With RevPOD and RevPAD on the rise, operators should continue investing in dynamic pricing and yield-management tools to capture incremental revenue.
- **Monitor Seasonal Demand:** The slight dips in occupancy metrics warrant close monitoring of seasonal and regional variations to optimize capacity planning.
- **Capitalize on Private Offices:** Growing Private Office Occupancy suggests an opportunity to expand and promote dedicated spaces, bundling services that enhance value.
- **Enhance Customer Experience:** Sustaining premium hourly rates will depend on seamless booking processes and differentiated amenities that justify price stability.
- **Leverage Data Analytics:** Ongoing analysis of real-time booking and utilization patterns will be critical to anticipate shifts and adjust operational tactics swiftly.

Aligning strategic initiatives with these insights will enable flex operators to navigate evolving market conditions and achieve sustained growth in the second half of 2025.

FlexIndex

AMERICAS

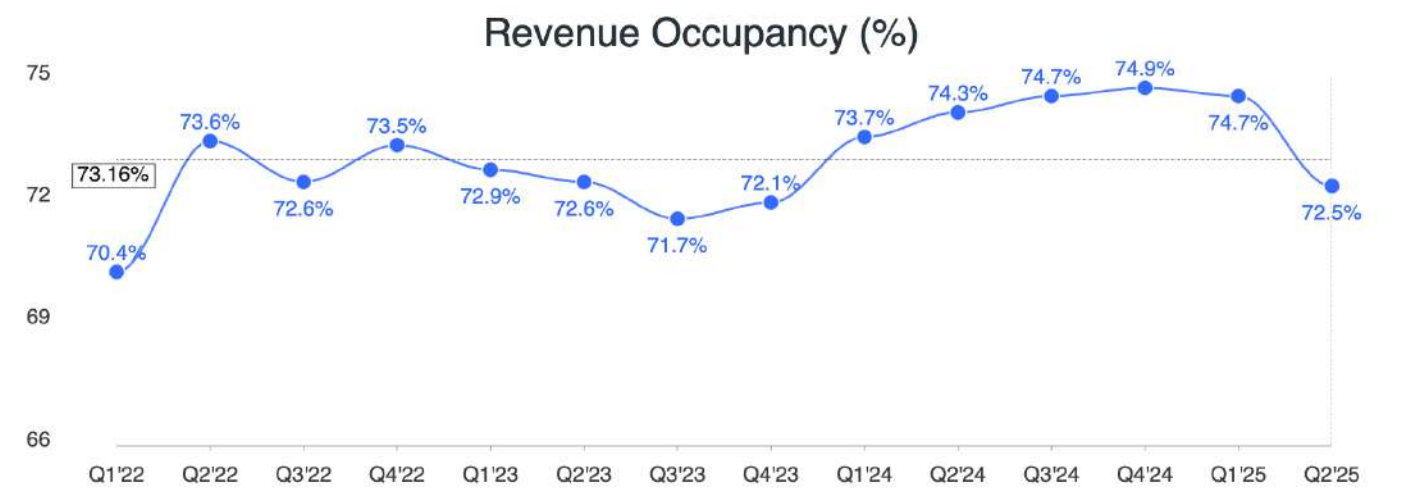


A Regional KPI Snapshot

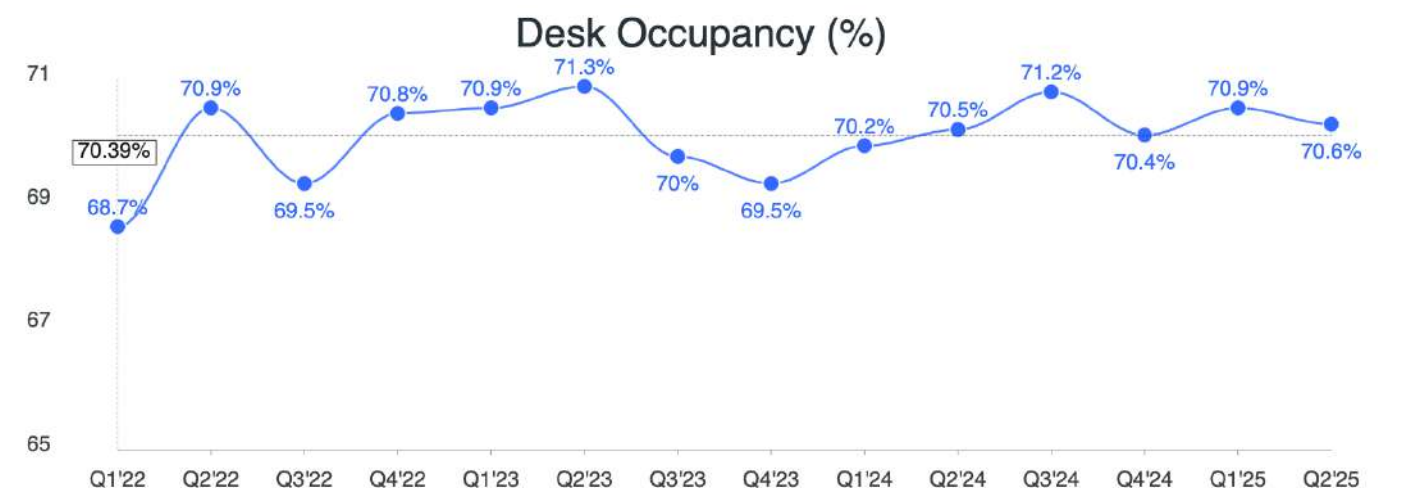
Americas FlexIndex Q2 2025: A Regional KPI Snapshot

As you’re about to see, in Q2 2025, the Americas region displayed a blend of moderate softness and targeted strength across its key performance indicators, reflecting localized market dynamics, post-pandemic normalization, and evolving workspace preferences.

Revenue Occupancy eased to 72.5% in Q2 2025, a decline of 2.2 percentage points from Q1 2025’s 74.7% and 1.9 percentage points below the 2024 regional average of 74.4%. This pullback suggests competitive pricing pressures and potential increased supply in core urban markets.

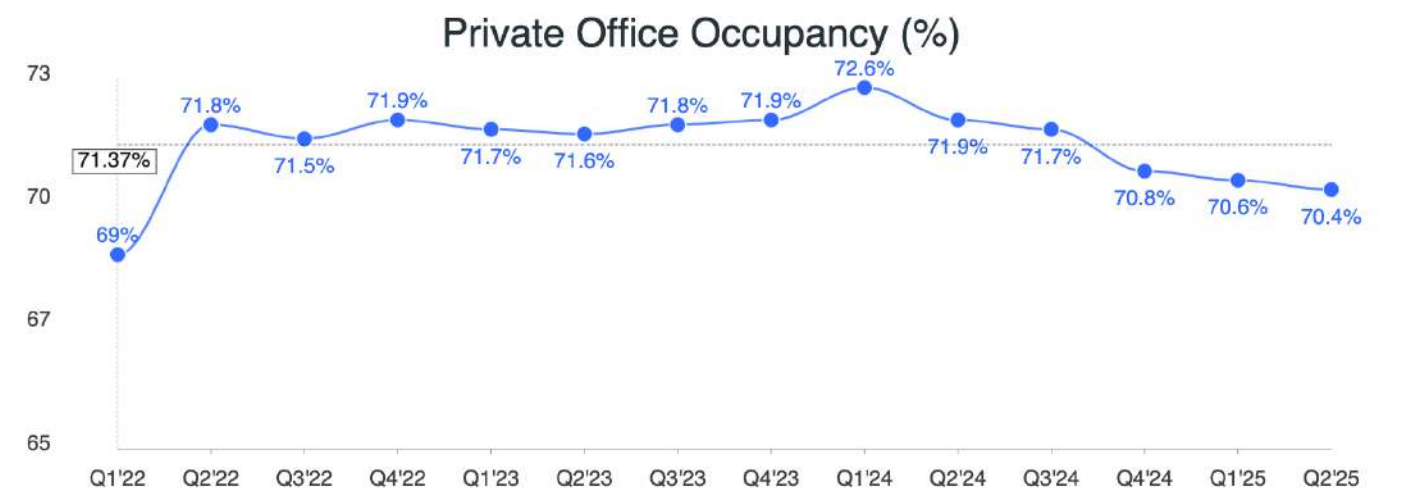


However, **Desk Occupancy** held steady at 70.6% in Q2 2025, down marginally by 0.2 percentage points from 70.8% in Q1 2025 but remaining effectively flat relative to the 2024 average of 70.6%.

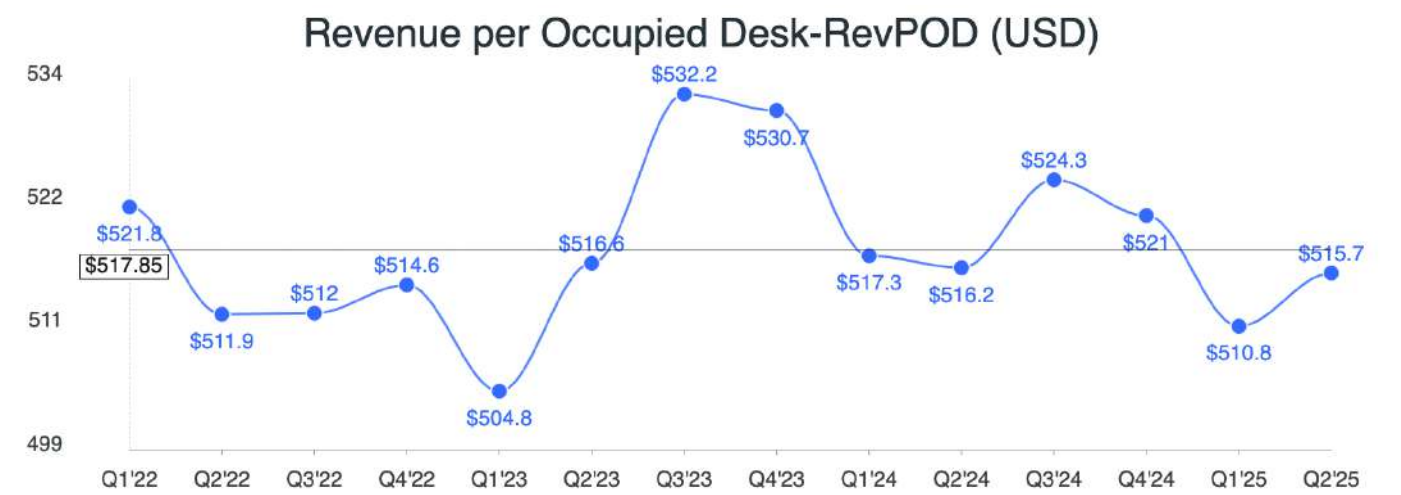


The stability underscores ongoing demand for flexible hot-desking solutions despite broader occupancy softness.

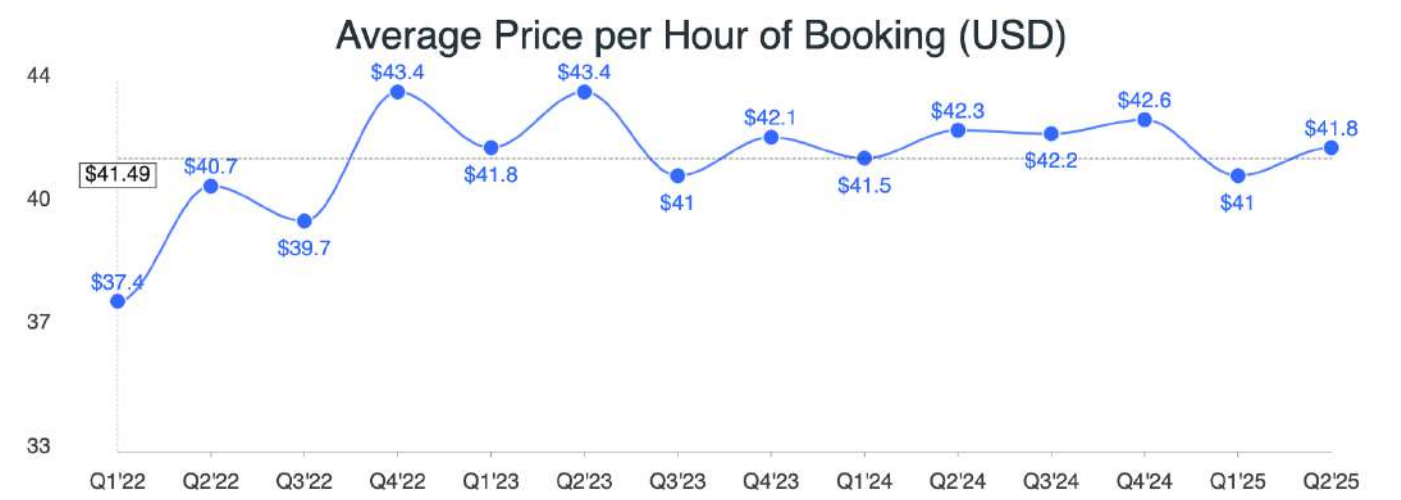
Private Office Occupancy tracked at 70.4% in Q2 2025, slipping 0.2 percentage points from the previous quarter’s 70.6% and falling 1.3 percentage points short of the 2024 benchmark of 71.7%. This suggests enterprise clients may be moderating commitments to larger dedicated spaces in favor of more agile alternatives.



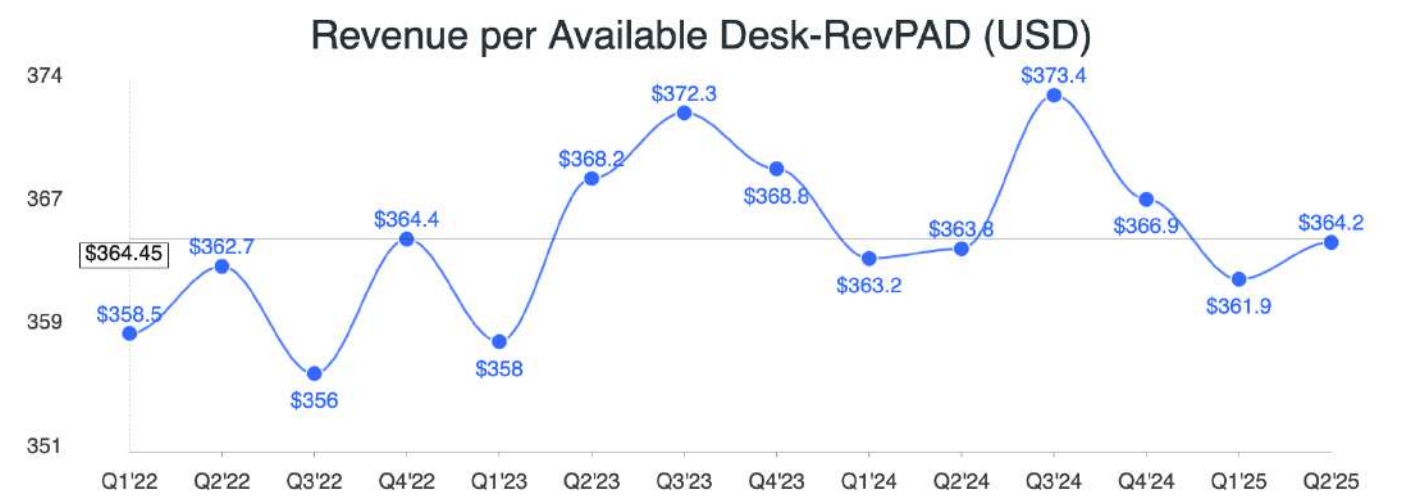
On the revenue side, **Revenue per Occupied Desk (RevPOD)** rose to \$515.79 per occupied desk in Q2 2025, an increase of \$4.92 over Q1 2025’s \$510.87, yet \$3.94 below the 2024 average of \$519.73. The quarter-over-quarter gain indicates effective pricing adjustments, while the year-over-year gap highlights competitive constraints on yield.



The **Average Price per Hour of Booking** climbed to \$41.80 in Q2 2025, up **\$0.80** from \$41.00 in Q1 2025 but **\$0.35** below the 2024 average of \$42.15. This dynamic points to targeted premium pricing during peak hours and evolving preferences for short-term access.



Revenue per Available Desk (RevPAD) reached **\$364.27** in Q2 2025, marking a rise of **\$2.33** from \$361.94 in Q1 2025 yet remaining **\$2.61** under the 2024 regional average of \$366.88. Improved utilization efficiency drove the quarter-on-quarter uplift despite lingering market headwinds.



Index Dynamics & Key Observations

The Americas market in Q2 2025 saw occupancy indicators cool more markedly than the global average, particularly in revenue and private office categories, pointing to increased competition and supply in major cities. Conversely, desk occupancy’s resilience highlights enduring demand for flexible workstations, even amid broader softness.

On the revenue front, RevPOD and RevPAD both achieved quarter-over-quarter gains, demonstrating operators’ success in fine-tuning pricing and upselling strategies. The uptick in hourly booking rates further underscores the region’s ability to command premiums for short-term, on-demand access.

These patterns suggest that while overall capacity utilization faces downward pressure, revenue-management initiatives are partially offsetting occupancy

declines, maintaining healthy average revenue metrics.

Strategic Implications for Operators in the AMERICAS

Aligning pricing strategies with nuanced demand trends will be critical for balancing occupancy and yield. Operators should recalibrate dynamic pricing models to optimize revenues during peak and off-peak periods.

To counteract the decline in private office occupancy, introducing hybrid subscription packages that combine dedicated desks with capped private-office hours can attract enterprise clients seeking flexibility.

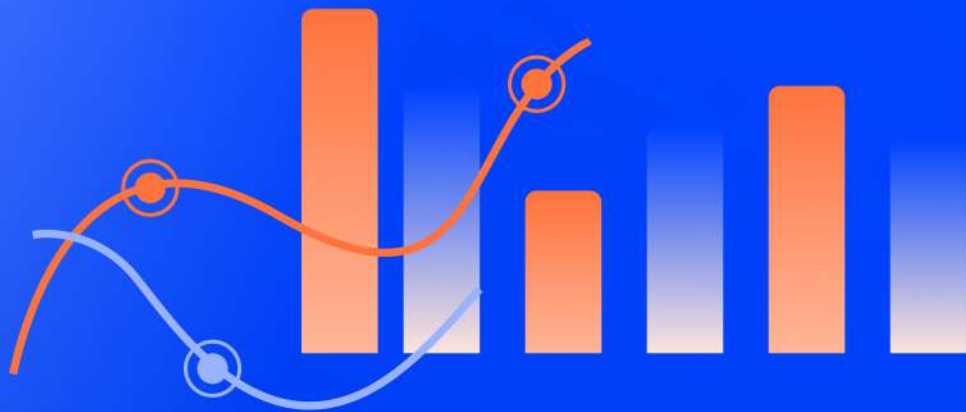
Enhancing utilization analytics will enable the identification of underperforming locations and inform hyper-targeted promotions that drive local uplift. In a competitive landscape, differentiated amenities, such as wellness studios or curated event programming, can justify premium pricing and foster community loyalty.

Finally, expanding into satellite outposts or pop-up locations in suburban markets offers opportunities to capture emerging demand and relieve pressure on saturated urban hubs.

Armed with these nuanced regional insights, Americas operators can refine localized strategies - optimizing pricing models and space configurations to capitalize on shifting demand and drive stronger regional performance in the remainder of 2025.

FlexIndex

EMEA & UKI

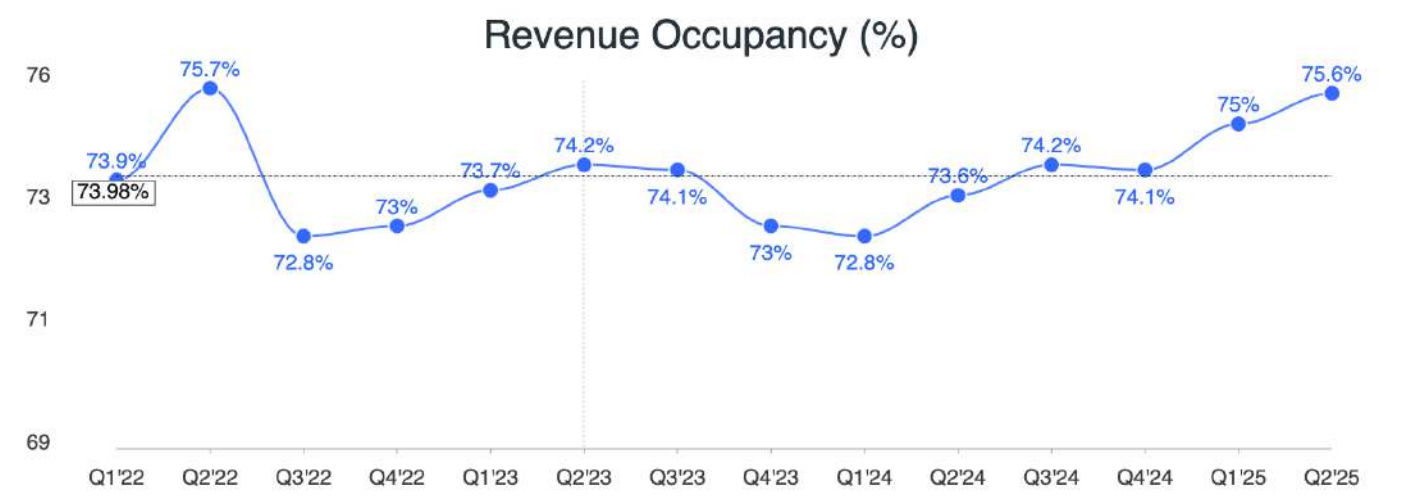


A Regional KPI Snapshot

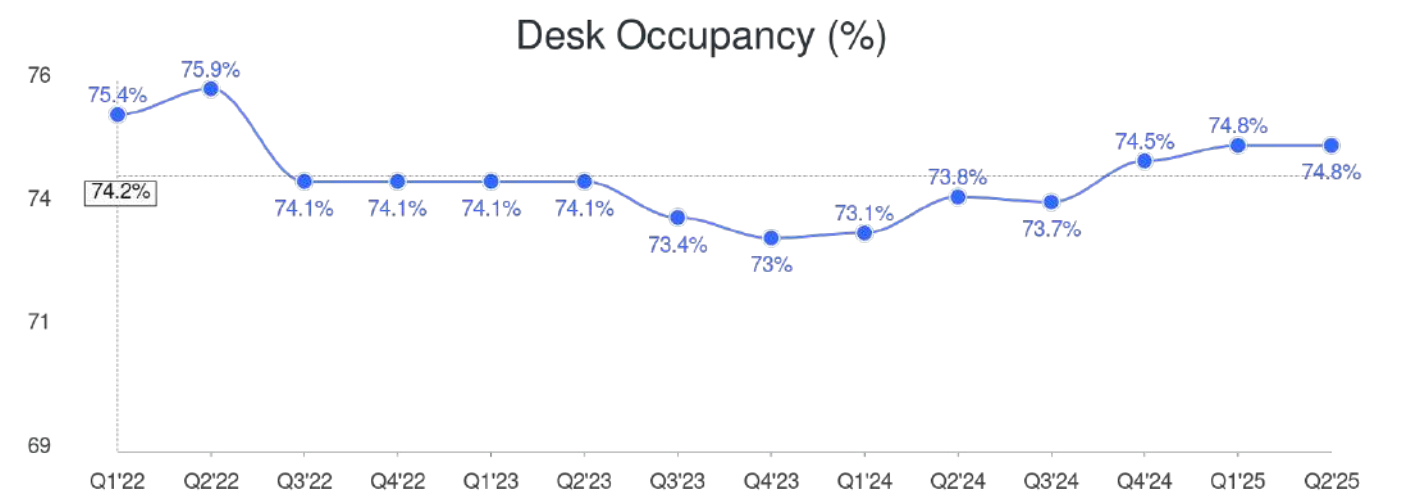
EMEA & UKI FlexIndex Q2 2025: A Regional KPI Snapshot

In Q2 2025, the EMEA & UKI region sustained an overall upward trajectory across most performance metrics, driven by robust corporate demand and strategic yield management. Let’s dive into the details.

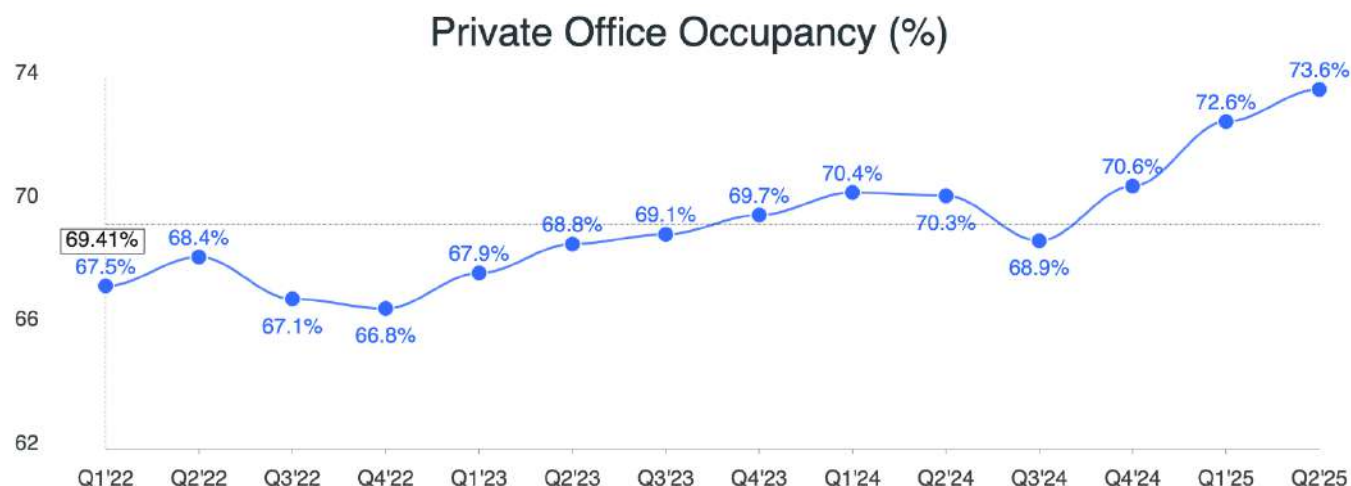
Revenue Occupancy climbed to 75.6% in Q2 2025, marking a 0.6 percentage point increase from 75.0% in Q1 2025 and 1.9 percentage points above the 2024 regional average of 73.7%. This continuous quarter-over-quarter growth underscores strong market fundamentals and effective pricing strategies.



Desk Occupancy was 74.8% in Q2 2025, virtually unchanged from Q1 2025’s 74.8% and 1.0 percentage point higher than the 2024 average of 73.8%. The stability reflects sustained demand for flexible hot-desking amid ongoing hybrid-work adoption.

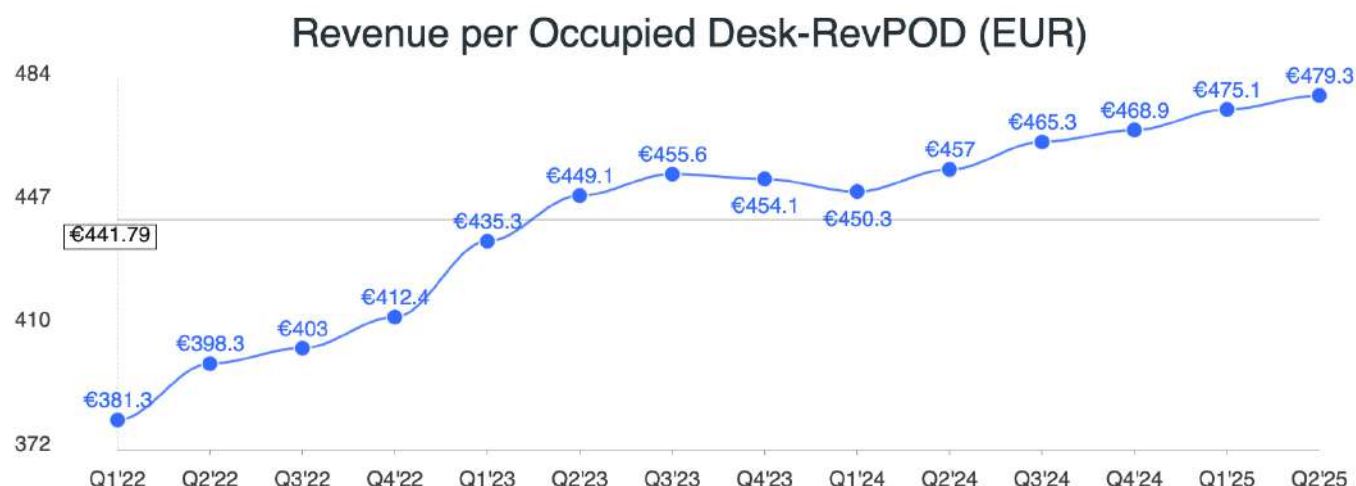


Private Office Occupancy rose to 73.6%, up 1.0 percentage point from 72.6% in Q1 2025 and 3.6 percentage points above the 2024 benchmark of 70.0%. The strong upward momentum highlights waning corporate hesitancy and renewed appetite for dedicated office suites.

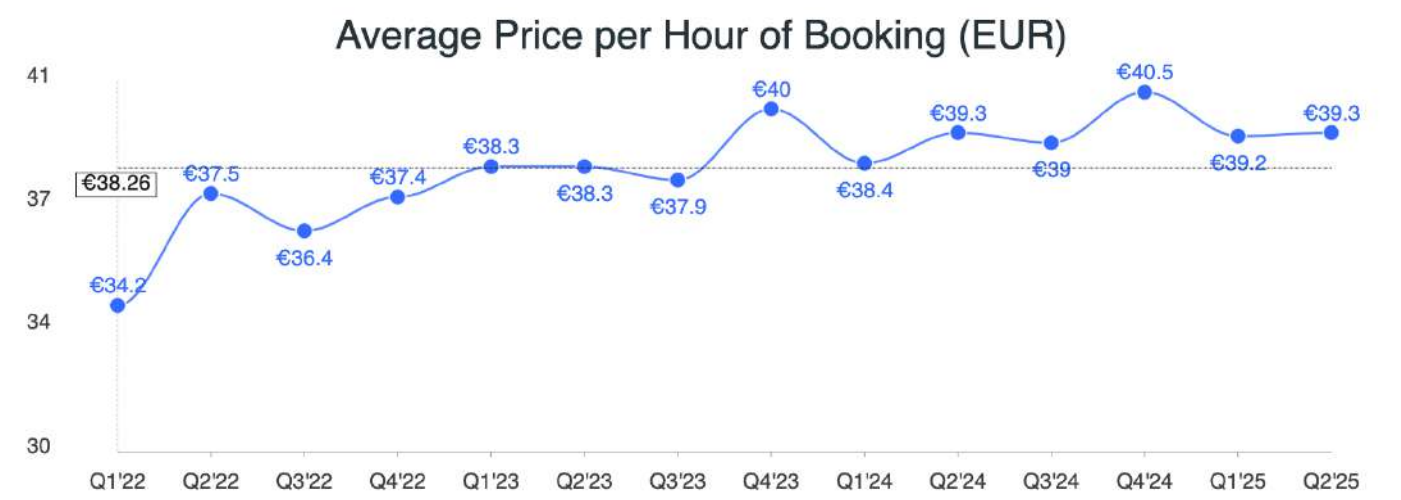


How about the money metrics?

Revenue per Occupied Desk (RevPOD) reached €479.33 per occupied desk in Q2 2025, an increase of €4.15 from €475.18 in Q1 2025 and €18.92 ahead of the 2024 average of €460.41. This substantial year-over-year gain reflects sophisticated revenue management and premium plan adoption.

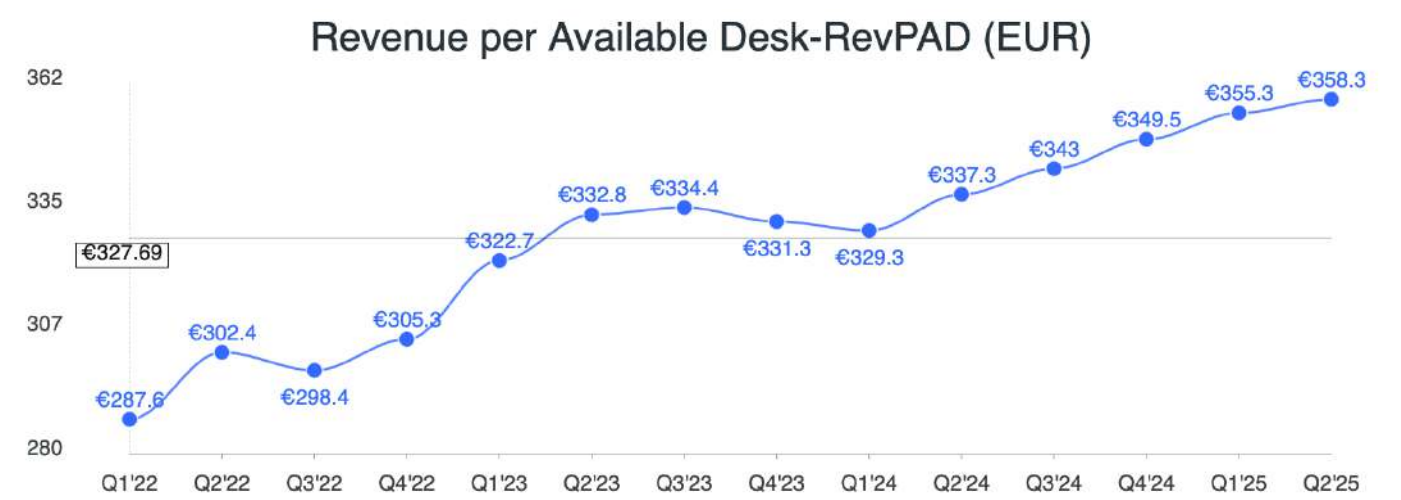


The **Average Price per Hour of Booking** edged up to €39.25, rising €0.07 from €39.18 in Q1 2025 but €0.06 below the 2024 average of €39.31. Despite slight year-over-year pressure, on-demand rates remain largely resilient.



Now, things are getting interesting.

Revenue per Available Desk (RevPAD) rose to €358.32 in Q2 2025, up €3.00 from €355.32 in Q1 2025 and €18.50 above the 2024 average of €339.82. This impressive quarter-over-quarter lift underscores enhanced space utilization and solid pricing discipline.



Index Dynamics & Key Observations

The EMEA & UKI flex space market delivered broad-based growth in Q2 2025, with four of six KPIs – Revenue Occupancy, Private Office Occupancy, RevPOD, and RevPAD registering continuous upward trends.

Desk Occupancy’s stability signals steady demand for flexible workstations, while the slight dip in hourly rates year-over-year suggests operators may need to recalibrate short-term pricing to defend margins.

The pronounced uptick in Private Office Occupancy reflects corporate clients’ renewed confidence and longer-term commitments, while robust RevPOD and RevPAD gains illustrate successful monetization of available inventory.

Together, these dynamics paint a compelling picture of a region benefiting from both corporate demand resurgence and innovative revenue-management frameworks.

Strategic Implications for EMEA & UKI Operators

With occupancy and yield metrics trending strongly, operators should double down on premium private-office and hybrid-workspace offers, packaging fixed and flexible solutions to maximize utilization and stickiness.

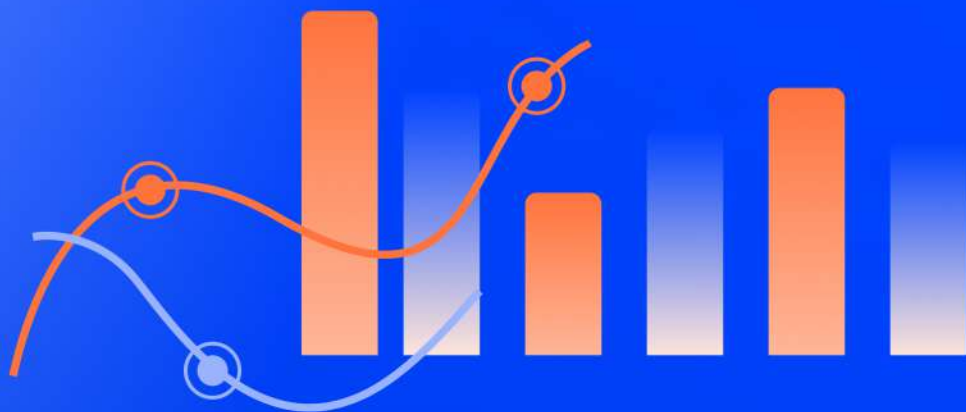
Refining dynamic pricing algorithms for hourly slots can address the slight annual dip in booking rates, ensuring on-demand access remains competitively priced.

Given the region's performance, expanding large-format coworking hubs in corporate precincts might capture growing suite demand, while selective satellite expansions in secondary cities can leverage strong Desk Occupancy to diversify revenue.

Finally, leveraging advanced analytics to forecast corporate renewal cycles will allow proactive capacity management, reinforcing EMEA & UKI's position as a growth engine in the global flex-space market.

FlexIndex

APAC

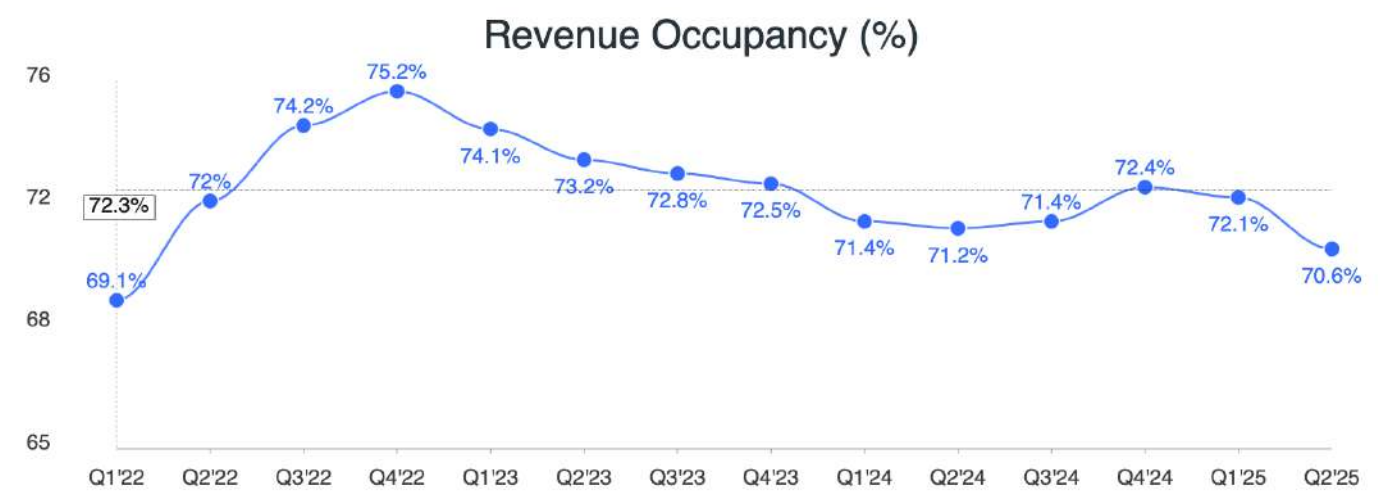


A Regional KPI Snapshot

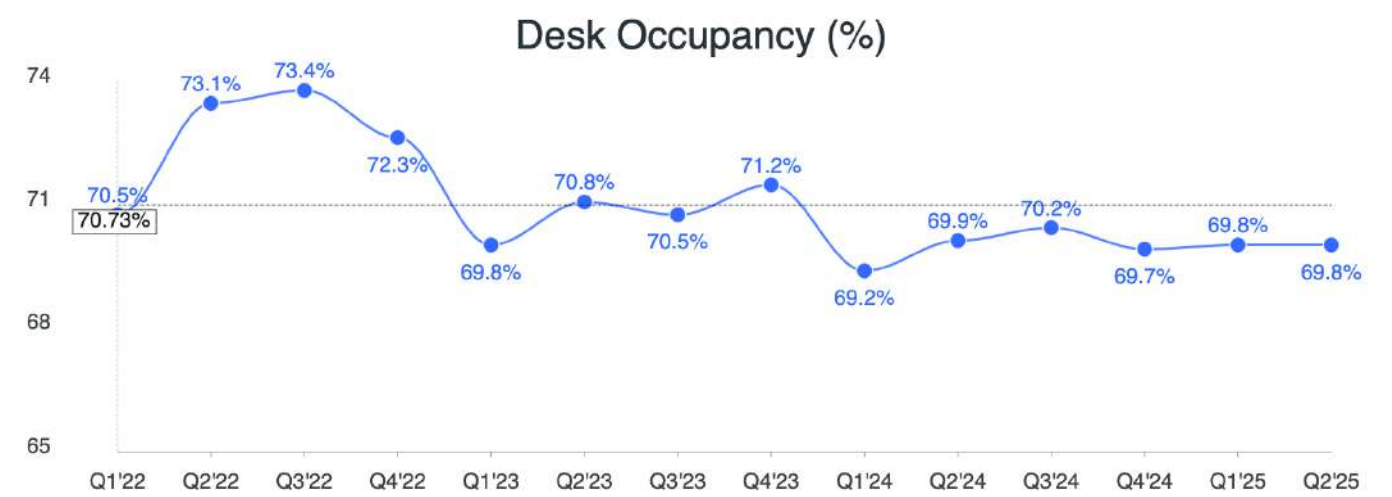
APAC FlexIndex Q2 2025: A Regional KPI Snapshot

In Q2 2025, the flex space industry in the APAC region navigated mixed trends across its core KPIs, with pricing strategies and short-term demand partially offsetting broader occupancy challenges.

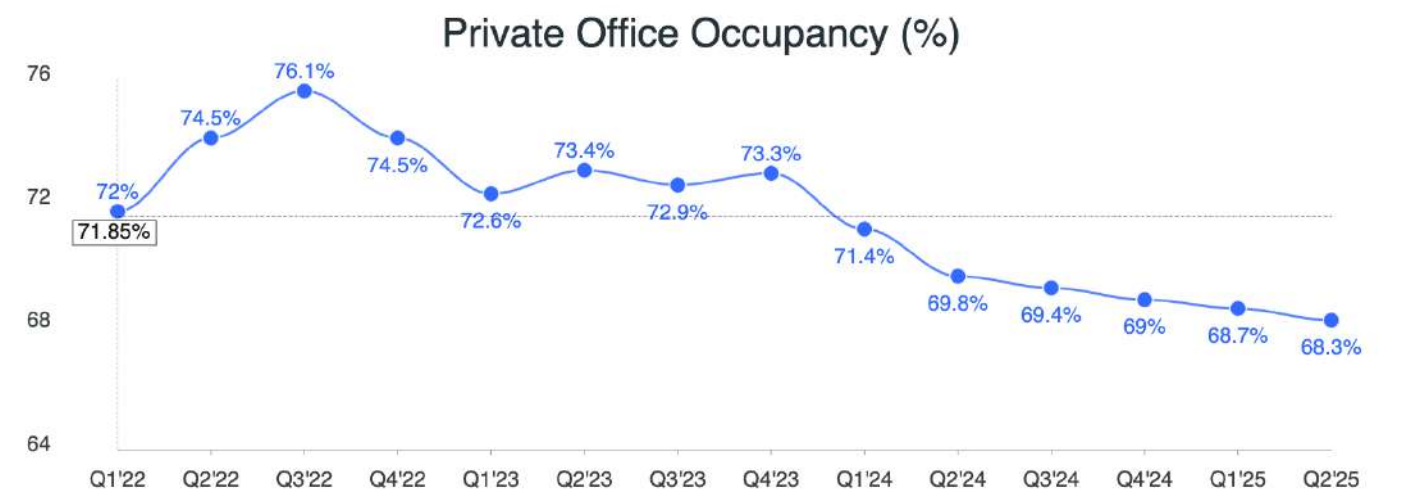
Revenue Occupancy declined to 70.6% in Q2 2025, down 1.6 percentage points from Q1 2025’s 72.1% and 1.0 percentage point below the 2024 regional average of 71.6%. The downturn reflects softer demand in major hubs as capacity expansion outpaced membership growth.



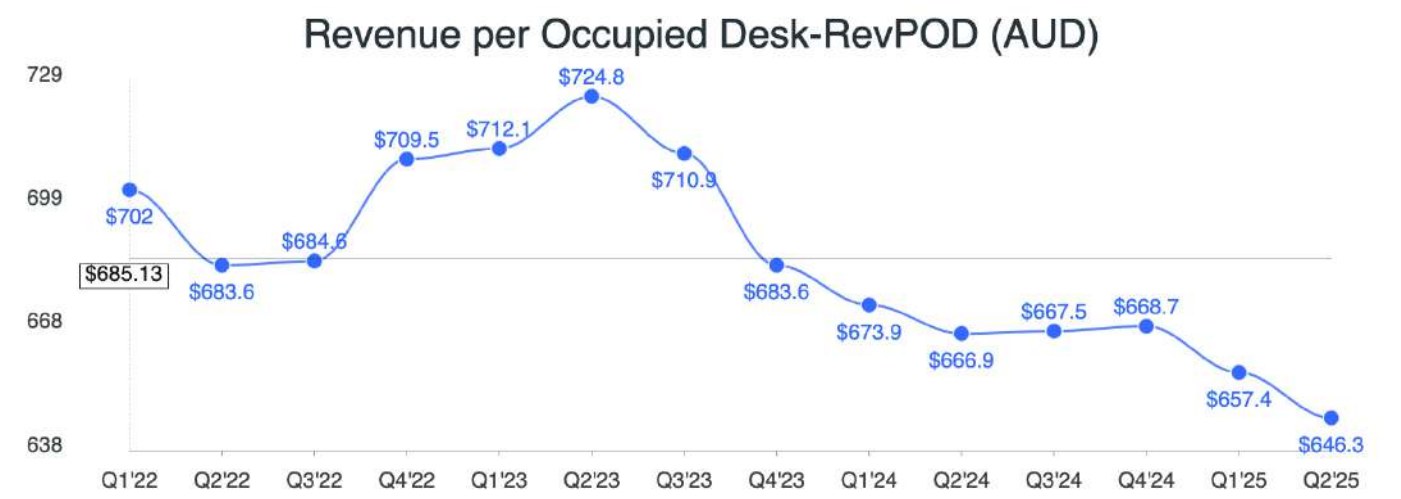
Interestingly, **Desk Occupancy** held firm at 69.8% in Q2 2025, mirroring Q1’s rate and slightly edging the 2024 average of 69.7%. Such consistency underscores a reliable base of hot-desk demand, even as broader market pressures emerge.



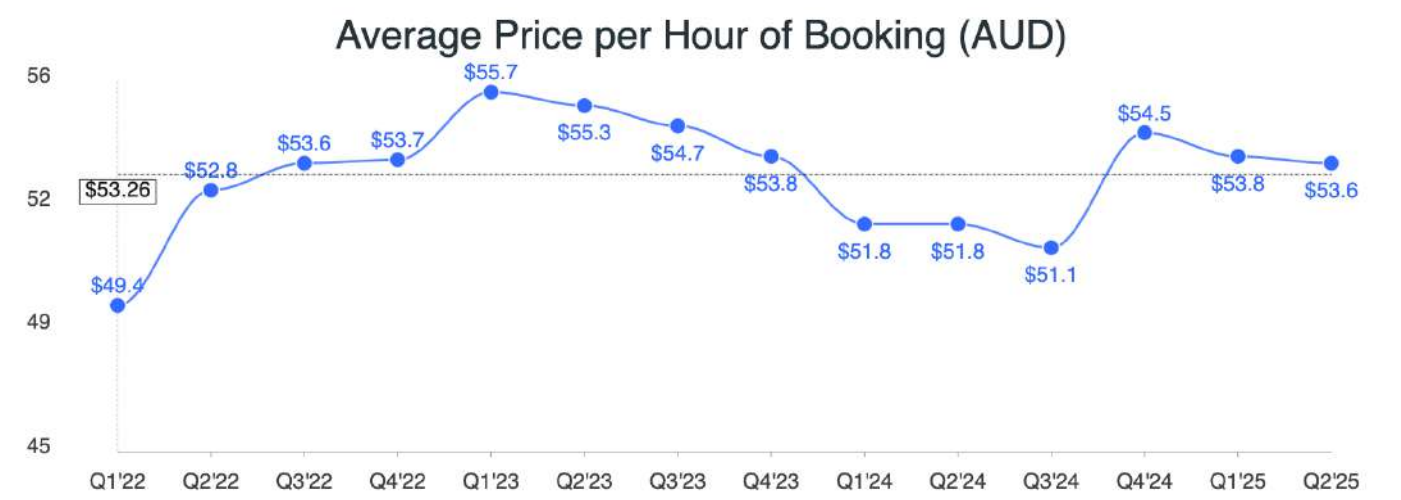
Private Office Occupancy, however, registered 68.3% in Q2 2025, a 0.4 percentage point drop from 68.7% in Q1 2025 and 1.6 percentage points below the 2024 benchmark of 69.9%. This suggests enterprises are tapping hot desks over dedicated suites when possible, navigating cost pressures.



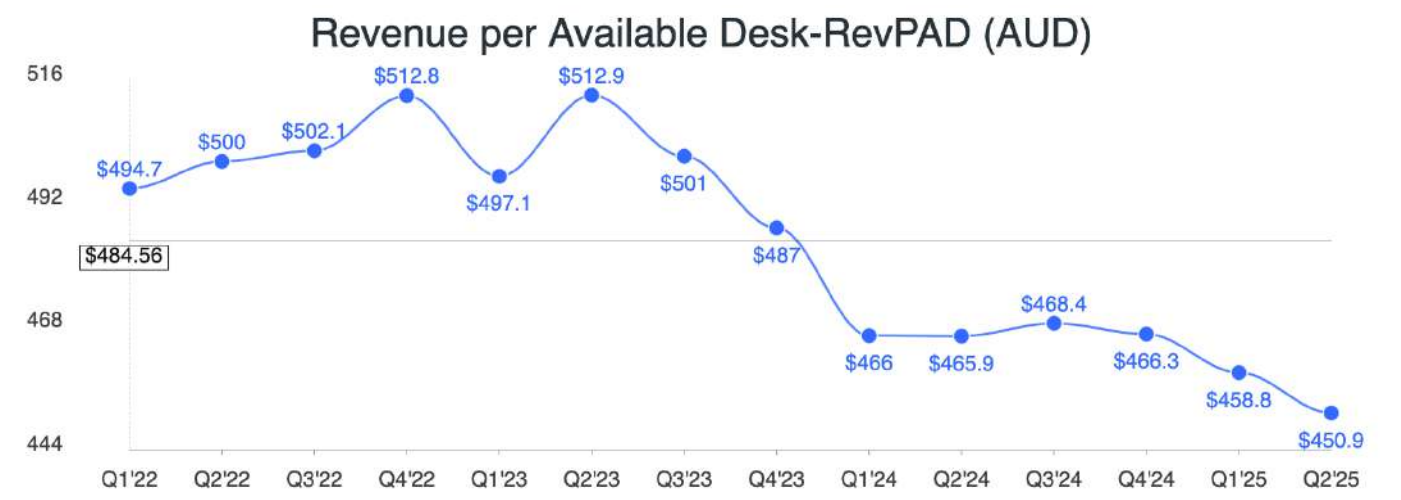
Revenue per Occupied Desk (RevPOD) retreated to AUD646.35 in Q2 2025, a notable AUD11.08 decrease from Q1 2025's AUD657.43 and AUD22.93 under the 2024 average of AUD669.28. This noticeable decline underscores competitive rate adjustments amid fluctuating occupancy.



Conversely, the **Average Price per Hour of Booking** climbed to AUD53.59, down slightly by AUD0.24 from Q1 2025's AUD53.83, yet AUD1.32 above the 2024 average of AUD52.28. This indicates that while longer-term categories softened, on-demand bookings sustained a good uplift.



Revenue per Available Desk (RevPAD) fell to AUD450.94, off by AUD7.89 from Q1 2025’s AUD458.83 and AUD15.75 below the 2024 average of AUD466.69. The combined occupancy and yield shifts drove this quarter-on-quarter contraction.



Index Dynamics & Key Observations

APAC’s Q2 2025 profile reveals a divergence between occupancy metrics, which faced downward pressure, and short-term pricing, where hourly rates held strong. The relative resilience of desk occupancy amid broader occupancy declines points to a sustained appetite for agile, non-committed workspace.

Meanwhile, the steeper drop in RevPOD versus a modest decline in hourly rates underscores operators’ tactical emphasis on boosting short-duration revenues.

The pronounced pullback in private office use contrasts with global trends, suggesting cost containment measures by enterprise users. At the same time, the overall RevPAD contraction highlights the need for APAC operators to rebalance capacity and drive higher utilization across product lines.

Strategic Implications for APAC Operators

Operators should explore bundling premium hourly-booking packages to further capitalize on in-demand short-term access, while deploying targeted campaigns to re-engage private-office clients with flexible suite options.

Strengthening local enterprise partnerships can stabilize revenue streams as occupancy recovers. Implementing targeted corporate wellness and professional development events can deepen member engagement and community and unlock supplementary revenue streams as occupancy rebounds.

Moreover, optimizing space mix, shifting inventory toward popular hot-desk configurations, and leveraging real-time analytics to pinpoint underutilized slots will be critical.

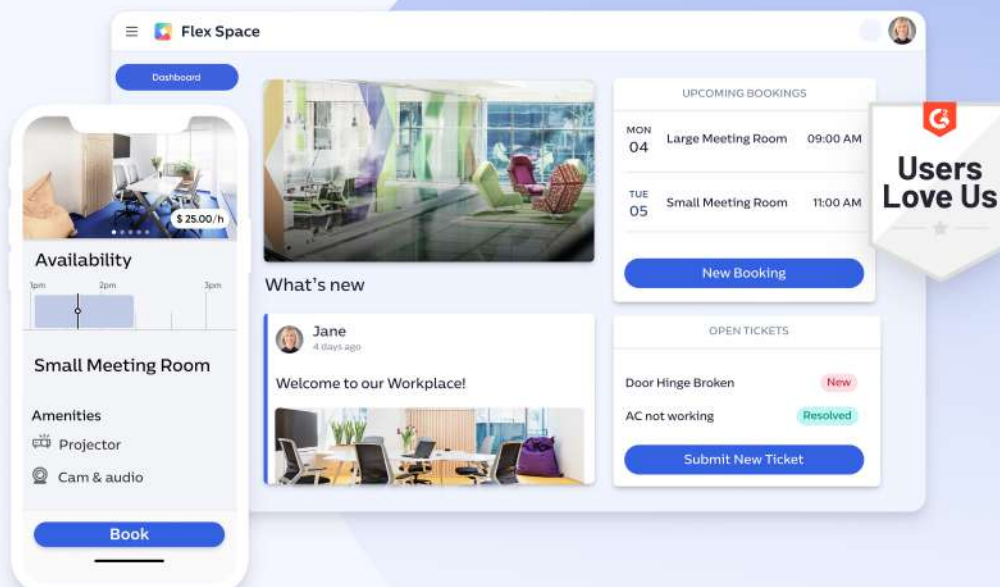
Introducing loyalty incentives and membership tiers could mitigate churn and foster engagement, setting the stage for occupancy rebound in H2 2025.

Technology - Your Best Friend In Managing Your Space Efficiently

We believe technology is paramount in helping operators meet the rapidly changing demands of today's flex space industry. That's why we're constantly improving OfficeRnD Flex.

With our platform, you can easily automate administrative processes, keep track of memberships and contracts, manage meeting room bookings, automate billing and payments, and much more.

Recent updates to OfficeRnD Flex include seamless visitor management and the ability to embed an ecommerce storefront directly into your website, enabling you to boost revenue. Spend less time on operations and more time creating exceptional experiences for your members.



[Learn more](#)