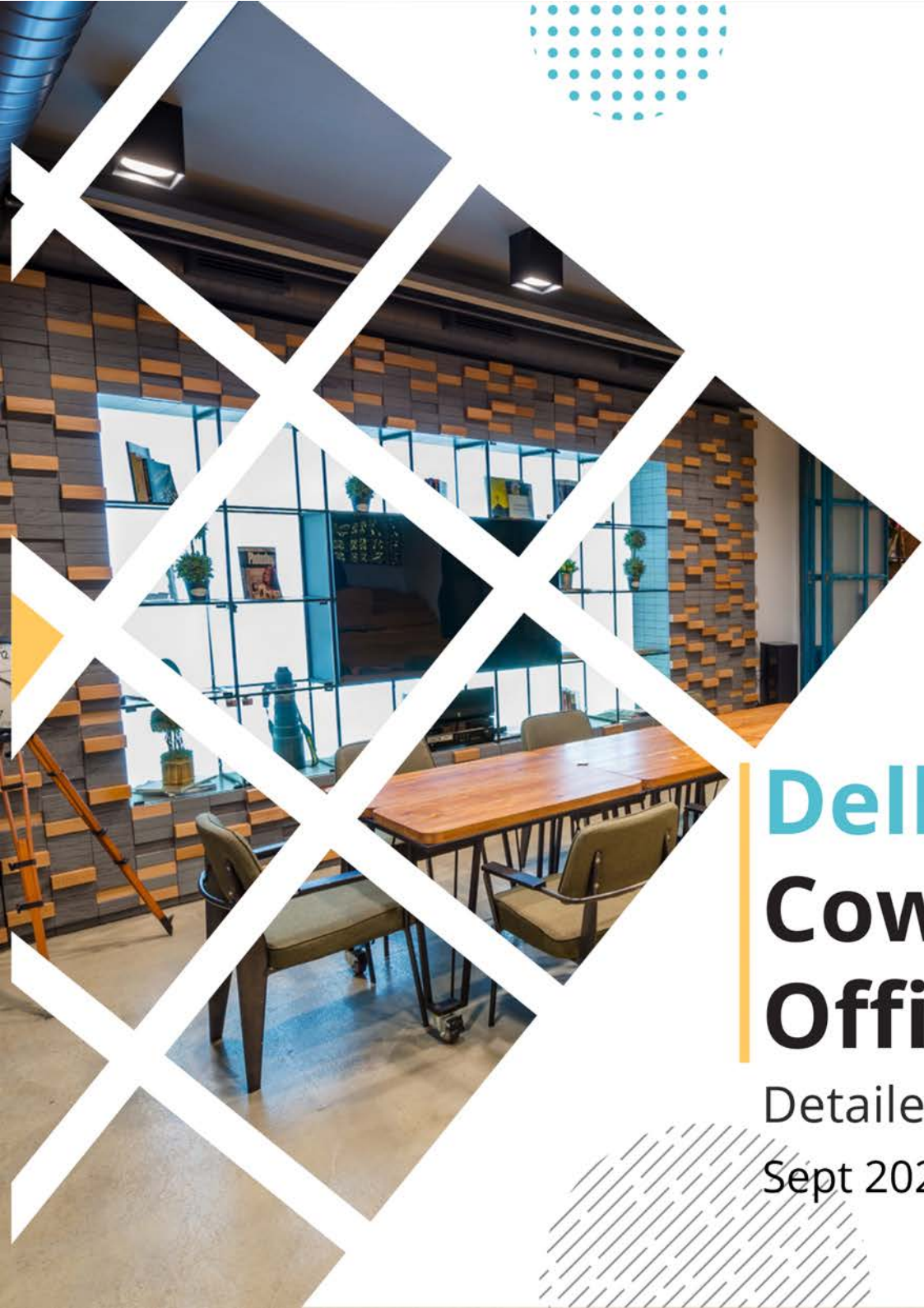


GoFloaters
Spaces that work for you



Delhi

Coworking & Managed Offices Report

Detailed analysis and Recommendations

Sept 2024

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Introduction

The coworking and managed office market in Delhi has experienced significant growth in recent years, driven by factors like the rise of startups, increasing adoption by corporations, and the growing number of freelancers and remote workers. This comprehensive guide will delve into the current landscape of this dynamic market and highlights key trends for 2024.

Growth of coworking in India and globally

Globally, coworking has become a mainstream workspace solution, with major players like WeWork, The Executive Centre expanding rapidly across continents. In India, the trend is mirroring global growth, with co-working spaces becoming an integral part of the commercial real estate landscape.



Advantages of flex offices

Flex offices offer a wide range of advantages for businesses and individuals alike, making them an attractive alternative to traditional office spaces:

Cost-effectiveness:

- **Reduced overhead:** Businesses can save on expenses like utilities, maintenance, and cleaning services.
- **Pay-as-you-go:** Companies can scale their workspace up or down as needed, only paying for the space and services they use.

Scalability and Flexibility:

- **Adaptable workspace:** Flex offices can easily accommodate changing needs, whether it's adding more employees or reducing the amount of space used.
- **Variety of options:** Choose from shared workspaces, private offices, or a combination of both, depending on your requirements.



Amenities and Services:

- **Fully equipped:** Flex offices typically come with high-speed internet, printing facilities, meeting rooms, and often include amenities like coffee bars, lounges, and even fitness centers.
- **Professional services:** Many flex offices offer additional services like mail handling, reception, and administrative support.

Other Benefits:

- **Location flexibility:** Choose from multiple locations in different cities or countries, allowing for greater flexibility and convenience.
- **Professional image:** Flex offices provide a professional setting for meetings and client interactions, enhancing your brand image.
- **Reduced commute time:** With various locations available, you can choose a flex office closer to home, reducing commute time and costs.
- **Increased productivity:** The vibrant and collaborative environment of flex offices can boost employee morale and productivity.

Popularity of flex offices in Delhi

Delhi, India's capital city and a major business hub, has witnessed a significant surge in the popularity of flex offices. This trend is driven by several key factors:

Growing Demand for Flexible Working Models

- **Hybrid Work:** The post-pandemic era has accelerated the adoption of remote and hybrid work models, leading to a higher demand for flexible workspace solutions.
- **Startup Boom:** Delhi's thriving startup ecosystem and growing number of small and medium-sized enterprises (SMEs) are increasingly opting for flex offices due to their cost-effectiveness and scalability.

Expansion of Flex Space Providers

- **National and International Players:** Major flex space providers like WeWork, Awfis, and Smartworks have established a strong presence in Delhi, offering a diverse range of workspace options.
- **Local Players:** Local co-working spaces and flex office providers have also emerged, catering to the specific needs of businesses in the city.

Strategic Locations

- **Key Business Districts:** Flex offices are strategically located in prime business districts like Connaught Place, Aerocity, Nehru Place, and Gurugram, providing easy access to transportation, amenities, and clients.
- **Upcoming Areas:** Flex spaces are also expanding into emerging areas like Dwarka and Okhla, attracting businesses seeking affordable and convenient workspace solutions.

Technological Advancements

- **Tech-Enabled Spaces:** Flex offices in Delhi are equipped with advanced technology, including high-speed internet, video conferencing facilities, and smart office solutions, making them attractive to tech-savvy businesses.

Future Outlook

- **Continued Growth:** The flex office market in Delhi is poised for continued growth, driven by the increasing demand for flexible work arrangements and the expansion of flex space providers.
- **Emerging Trends:** New trends like managed office spaces and hybrid work models are likely to shape the future of flex offices in Delhi.

Overall, flex offices have become a popular choice for businesses and individuals in Delhi due to their flexibility, cost-effectiveness, and convenient locations. As the city continues to grow as a major business hub, the demand for flex spaces is expected to increase further.

Key Factors Influencing Flex Office Rent in Delhi

Top Micro-Markets

- **Central Business Districts (CBDs):** Flex offices in prime locations like Connaught Place, Aerocity, and Gurugram command higher rents due to their proximity to business hubs, transportation links, and amenities.
- **Emerging Areas:** Areas like Dwarka, Okhla, and Noida, while generally offering more affordable options, are seeing increased demand and development, leading to rising rental rates.
- **IT Hubs:** Areas like Cyber City, Noida, and Faridabad, known for their IT clusters, also have a strong demand for flex office spaces.

Lease Terms

- **Short-term vs. Long-term Leases:** Short-term leases (e.g., monthly or quarterly) typically have higher rates compared to long-term leases (e.g., annual or multi-year agreements).
- **Flexible Payment Options:** Flex spaces that offer more flexible lease terms, such as the ability to scale up or down the workspace as needed, might charge a premium.



Wondering whether coworking or managed offices are suitable for your business?

Check out our in-depth guide.

[Open Guide](#)



Amenities and Services

- Meeting & Conference Rooms: Renting meeting rooms on an hourly or daily basis can add to the overall cost, especially for businesses that require frequent meetings or events.
- High-Speed Internet: This is a standard amenity in most flex offices and is usually included in the base rent.
- Shared Utilities: Utilities like electricity, water, and internet are often shared among tenants, which can help reduce costs.
- Premium Amenities: Additional amenities like on-site cafes, fitness centers, event spaces, and concierge services can significantly increase the rent.
- Value-Added Services: Services like mail handling, reception support, and IT support can also impact the pricing.

Average Rent Rates in Delhi (as of Sept 2024)

By Micromarket

Micro Market	Locality	Business	Economical	Premium
Aerocity	Aerocity	25000		30000
Ajmeri Gate	Asaf Ali Road		6000	
	Chandni Chowk		6250	
Anand Vihar	Anand Vihar		5999	
	Preet Vihar	7000		
Ashok Vihar	Ashok Vihar	4999		
Badarpur	Badarpur	6500		
	Mohan Estate	9700	7000	
	Saidabad	11000		
	Sarita Vihar		10500	

Rates are per seat per month exclusive of GST

Average Rent Rates in Delhi (as of Sept 2024)

By Micromarket

Micro Market	Locality	Business	Economical	Premium
Bhikaji Cama Place	Bhikaji Cama Place	6500		
Chhatarpur	Chattarpur	5500		
	Chhatarpur		14900	
Connaught Place (CBD)	Barakhamba Road	17500		
	Connaught Place	13750	11500	
Defence Colony	Defence Colony		6500	
Dwarka	Dwarka		7555	
	Dwarka 12A		9300	
	Dwarka 12B		6999	
East Kailash	East of Kailash		6067	

Rates are per seat per month exclusive of GST

Average Rent Rates in Delhi (as of Sept 2024)

By Micromarket

Micro Market	Locality	Business	Economical	Premium
Ghitorni	Ghitorni		5500	
	Saidulajab	5000		
	Saket		7875	
Greater Kailash	Greater Kailash	12000	7500	
	Greater Kailash II		14000	
	Nehru Place		8000	
Green Park	Green Park	12000		
Janakpuri	Janakpuri	7500		
Jhandewalan	Jhandewalan	13100		
Karol Bagh	Karol Bagh		4999	

Rates are per seat per month exclusive of GST

Average Rent Rates in Delhi (as of Sept 2024)

By Micromarket

Micro Market	Locality	Business	Economical	Premium
Kirti Nagar	Kirti Nagar		6500	
Mayapuri	Mayapuri		7999	
Najafgarh	Najafgarh		3000	
Nehru Place	Nehru Place	13000	6500	
New Friends Colony	New Friends Colony		10000	
Okhla	Okhla Industrial Area		11500	
	Okhla Industrial Estate		6800	
Paschim Vihar	Paschim Vihar		7500	
Pitampura	Pitampura	8500	5999	10500

Rates are per seat per month exclusive of GST

Average Rent Rates in Delhi (as of Sept 2024)

By Micromarket

Micro Market	Locality	Business	Economical	Premium
Rohini	Rohini Sector 11		6250	
	Rohini Sector 3		5000	
Saket	Malviya Nagar		6000	33500
	Pushp Vihar		17000	
	Saket	16000		
Shalimar Bagh	Shalimar Bagh		7200	
Vasant Vihar	Vasant Vihar		8000	



Rates are per seat per month exclusive of GST

Average Rent Rates in Delhi (as of Sept 2024)

By Operator

Operator Name	Micro Market	Business	Premium
91Springboard	Badarpur	9700	
	Jhandewalan	13100	
	Nehru Place	13000	
ABL Workspaces	Badarpur	6500	
	Connaught Place (CBD)	12000	
	Greater Kailash	12000	
	Green Park	12000	
AltF	Connaught Place (CBD)	17500	
AWFIS	Badarpur	11000	
	Connaught Place (CBD)	18000	

Rates are per seat per month exclusive of GST

Average Rent Rates in Delhi (as of Sept 2024)

By Operator

Operator Name	Micro Market	Business	Premium
Co-Offiz	Anand Vihar	7000	
	Janakpuri	7500	
	Pitampura	8500	
Cowrks	Aerocity		30000
Hub And Oak Coworking	Bhikaji Cama Place	6500	
iKSANA Workspaces	Chhatarpur	5500	
Innov8	Aerocity	25000	
Krastay Coworking	Ghitorni	5000	
Nukleus Coworking	Connaught Place (CBD)	16000	
	Saket	16000	

Rates are per seat per month exclusive of GST

Average Rent Rates in Delhi (as of Sept 2024)

By Operator

Operator Name	Micro Market	Business	Premium
Oahfeo Workspaces	Ashok Vihar	4999	
One Co.Work	Connaught Place (CBD)	9000	
Spring House Coworking	Janakpuri	7500	
WeWork	Saket		33500

Rates are per seat per month exclusive of GST



Top Flex Office Providers in Delhi

91Springboard

- Locations: Multiple locations across Delhi, including Connaught Place, Nehru Place, Aerocity, Jhandewalan, and more.
- Amenities: High-speed internet, meeting rooms, collaboration zones, event spaces, cafeteria, wellness center, and more.
- Rent Range: Private offices starting from ₹15,000 per month.



ABL Workspaces

- Locations: Multiple locations across Delhi, including Connaught Place, Green Park, Okhla Estate, Mohan Cooperative, and more.
- Amenities: High-speed internet, meeting rooms, collaboration zones, event spaces, cafeteria, wellness center, and more.
- Rent Range: Private offices starting from ₹12,000 per month.



Top Flex Office Providers in Delhi

AltF

- Locations: Multiple locations across Delhi, including Connaught Place, Okhla, Barakhamba, Aerocity, Gurugram, and Noida.
- Amenities: High-speed internet, meeting rooms, collaboration zones, event spaces, cafeteria, wellness center, and more.
- Rent Range: Private offices starting from ₹17,500 per month.



AWFIS

- Locations: Multiple locations across Delhi, including Connaught Place, Mohan Cooperative, Shalimar Bagh, Aerocity, and more in Gurugram, and Noida.
- Amenities: High-speed internet, meeting rooms, collaboration zones, event spaces, cafeteria, wellness center, and more.
- Rent Range: Private offices starting from ₹13,000 per month.



Top Flex Office Providers in Delhi

Co-Offiz

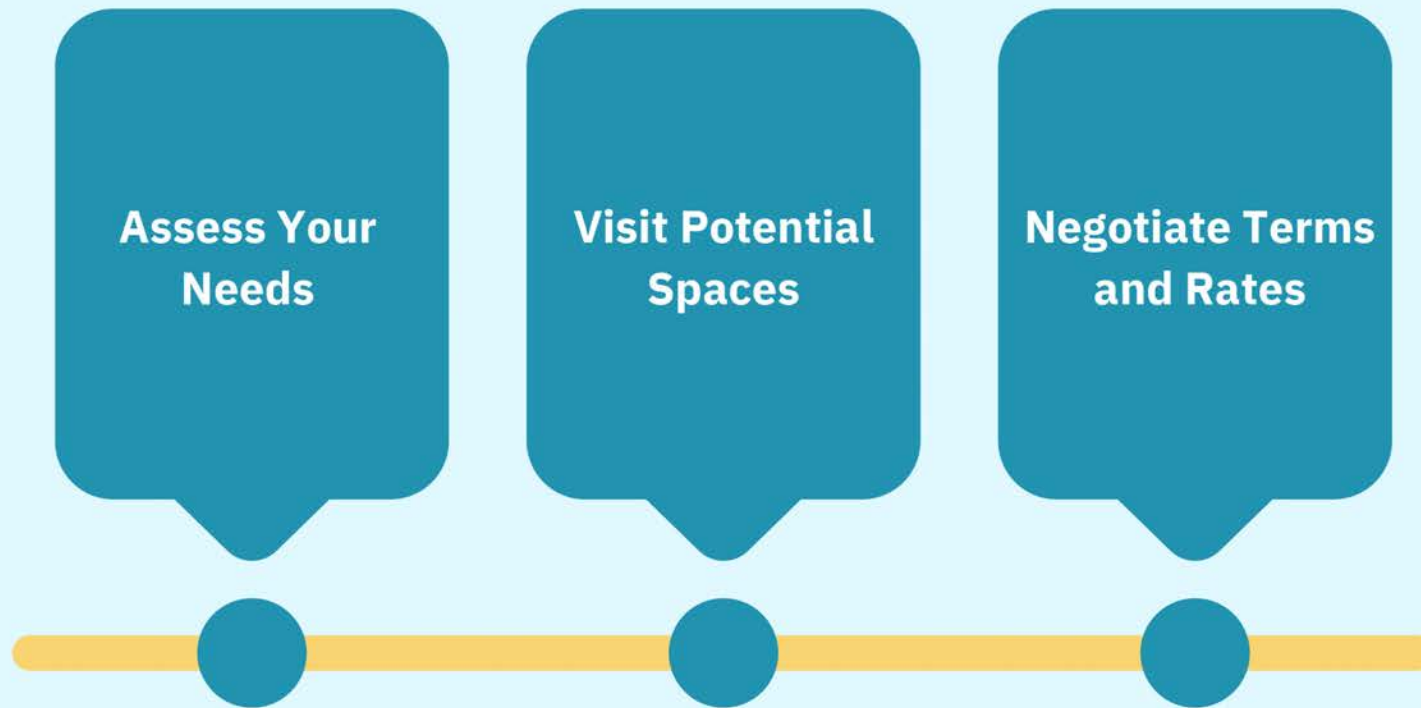
- Locations: Multiple locations across Delhi, including Janakpuri, Preet Vihar, Nehru Place, Saket, and more.
- Amenities: High-speed internet, meeting rooms, collaboration zones, event spaces, cafeteria, wellness center, and more.
- Rent Range: Private offices starting from ₹12,000 per month.



Tips for Choosing the Right Flex Office Space

Choosing the right flex office space can significantly impact your team's productivity, collaboration, and overall well-being.

Here's a breakdown of the tips you mentioned, along with additional details to help you make an informed decision:



Tips for Choosing the Right Flex Office Space

Assess Your Needs

1. Team Size

- a. **Current headcount:** Determine how many employees you currently have and how many workstations you need.
- b. **Future growth:** Consider your projected growth in the near future. Flex offices offer scalability, so choose a space that can accommodate your potential expansion.

2. **Workspace types:** Decide whether you need dedicated desks, private offices, or a combination of both, based on your team's work style and preferences.

3. Required Amenities:

- a. **Essentials:** High-speed internet, printing facilities, meeting rooms, and common areas are usually standard in most flex offices.
- b. **Additional amenities:** Consider your team's specific needs and preferences. Do you require phone booths, event spaces, a cafe, or a fitness center?
- c. **Technology:** Check for tech-enabled features like video conferencing facilities, smart boards, and other collaboration tools.

4. Budget:

- **Rent:** Determine your budget for the monthly rent and factor in additional costs like security deposits, membership fees, and any extra charges for amenities.
- **Hidden costs:** Be aware of potential hidden costs like printing fees, parking charges, or usage fees for certain amenities.

Tips for Choosing the Right Flex Office Space

Visit Potential Spaces

1. Schedule tours

- a. Visit the shortlisted flex offices in person to get a feel for the ambiance, layout, and available amenities.

2. Observe the environment

- a. Pay attention to the noise levels, lighting, and overall atmosphere. Is it conducive to productivity and collaboration?

3. Interact with staff

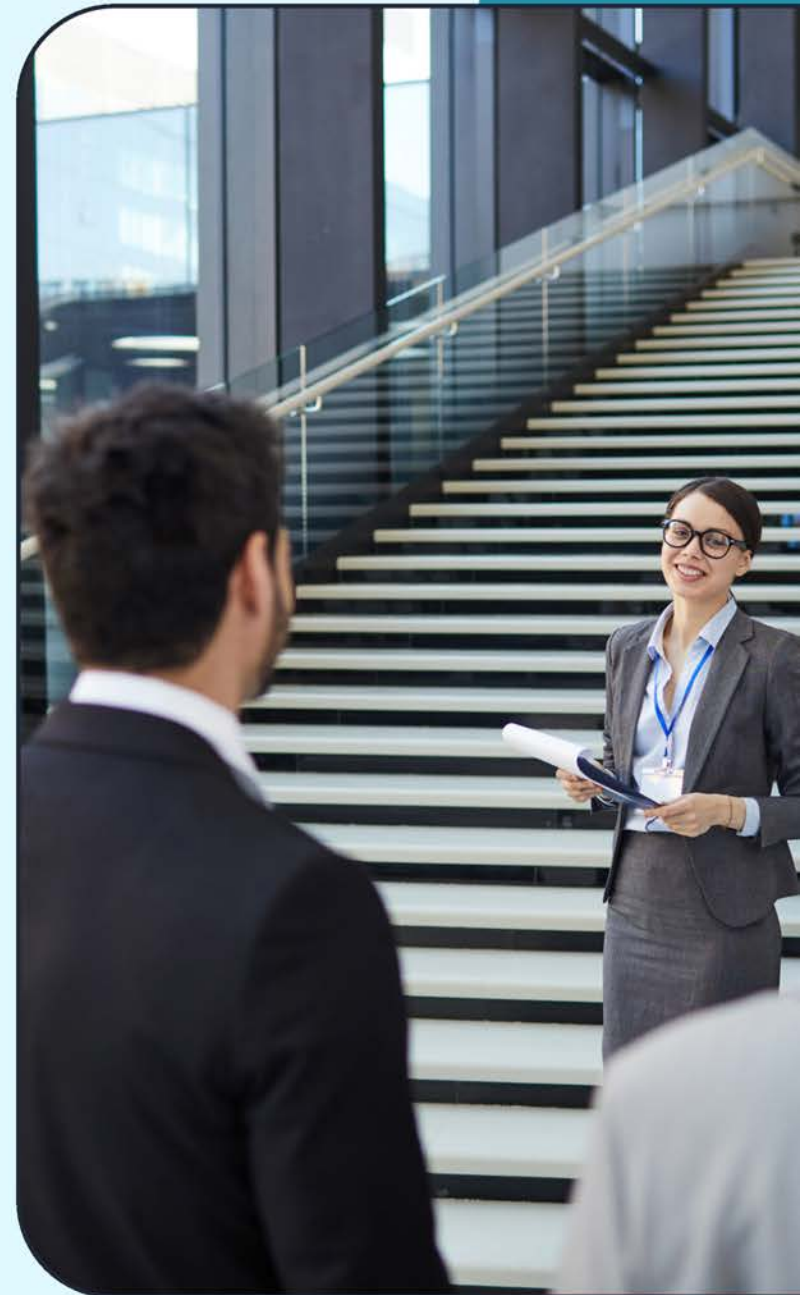
- a. Talk to the staff to assess their responsiveness and willingness to help.

4. Check reviews

- a. Read online reviews and testimonials from other businesses to gauge their experiences with the flex office provider.

5. Do trials

- a. Use the shortlisted spaces for a few days and ensure that you and your team are getting the right experience.



Tips for Choosing the Right Flex Office Space

Negotiate Terms and Rates

1. Don't hesitate to negotiate

- a. Most flex office providers are open to negotiation, especially if you are signing a longer-term lease or taking up a larger space.

2. Compare offers

- a. Get quotes from multiple providers and compare their prices, amenities, and lease terms.

3. Read the fine print

- a. Carefully review the contract to understand the terms and conditions, including the cancellation policy and any potential hidden fees.



Conclusion

Flex offices are an ideal solution for businesses and individuals seeking a flexible, cost-effective, and collaborative workspace in Delhi.

When choosing a flex office, consider the following factors:

- **Your needs:** Assess your team size, required amenities, and budget.
- **Location:** Choose a location that is convenient and accessible for your employees and clients.
- **Provider:** Research different flex office providers and compare their offerings, prices, and reviews.
- **Workspace type:** Decide on the type of workspace that best suits your needs, whether it's a hot desk, dedicated desk, or private office.
- **Lease terms:** Understand the lease terms, including the duration, renewal options, and cancellation policy.

By carefully considering these factors, you can find the perfect flex office space in Delhi that meets your specific requirements and budget.

About GoFloaters

GoFloaters is India's largest network of coworking spaces, managed offices & ondemand offices.

50+
Cities

320+
Operators

35K
Seats

2000+
Meeting Rooms



www.gofloaters.com

