

GoFloaters
Spaces that work for you



Hyderabad Coworking & Managed Offices Report

Detailed analysis and Recommendations

Sept 2024



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Introduction

The coworking and managed office market in Hyderabad 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 Hyderabad

Hyderabad, a major business hub in India, 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

- **Changing Work Culture:** The post-pandemic era has accelerated the adoption of remote and hybrid work models, leading to a higher demand for flexible workspace solutions.
- **Startups and SMEs:** Hyderabad'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.
- **Large Corporations:** Even large corporations are recognizing the benefits of flex spaces, using them to provide employees with more flexible work arrangements and reduce real estate costs.

Expansion of Flex Space Providers

- **National and International Players:** Major flex space providers like WeWork, Awfis, and Smartworks have established a strong presence in Hyderabad, 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 Hitech City, Madhapur, Banjara Hills, and Jubilee Hills, providing easy access to transportation, amenities, and clients.
- **Upcoming Areas:** Flex spaces are also expanding into emerging areas like Kondapur and Gachibowli, attracting businesses seeking affordable and convenient workspace solutions.

Technological Advancements

- **Tech-Enabled Spaces:** Flex offices in Hyderabad 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 Hyderabad 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 Hyderabad.

Overall, flex offices have become a popular choice for businesses and individuals in Hyderabad 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 Hyderabad

Top Micro-Markets

- Central Business Districts (CBDs): Flex offices in prime locations like Hitec City, Financial District, and Gachibowli command higher rents due to their proximity to business hubs, transportation links, and amenities.
- IT Hubs: Areas like Madhapur, Kondapur, and Kukatpally, known for their IT clusters, also have a strong demand for flex office spaces.
- Emerging Areas: While rents in suburban areas like Banjara Hills and Jubilee Hills are generally higher, they are seeing increased demand and development, leading to rising rental rates.

Lease Terms

1. 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).
2. 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 Hyderabad (as of Sept 2024)

By Micromarket

Micro Market	Locality	Business	Economy	Premium
Central Business District (CBD)	Banjara Hills		6100	
	Begumpet	9000	6300	
Extended IT Corridor	Financial District			21000
	Gachibowli	8250	6640	
	Kukatpally		5625	
	Nanakaramguda	12000		
IT Corridor	HITEC City	9550	7000	17250
	Kondapur	8400		19000
	Kothaguda	7000		
	Madhapur	9000	8500	12000
	Serilingampalle (M)	12000		

Rates are per seat per month exclusive of GST

Average Rent Rates in Hyderabad (as of Sept 2024)

By Micromarket

Micro Market	Locality	Business	Economy	Premium
Peripheral Business District (PBD)	Uppal	9000		
Secondary Business District	Ameerpet	9000		
	Karkhana		4999	
	Secunderabad		3500	

Rates are per seat per month exclusive of GST



Average Rent Rates in Hyderabad (as of Sept 2024)

By Operator

Operator Name	Micro Market	Business	Premium
91Springboard	IT Corridor	9450	
AWFIS	Central Business District (CBD)	9000	
	Extended IT Corridor	11000	
	IT Corridor	10000	
	Peripheral Business District (PBD)	9000	
	Secondary Business District	9000	
CoKarma	Central Business District (CBD)	9000	
	IT Corridor	8000	
Cowork Valley	IT Corridor	7000	
Cowrks	IT Corridor		22500
DevX	IT Corridor	12000	

Rates are per seat per month exclusive of GST

Average Rent Rates in Hyderabad (as of Sept 2024)

By Operator

Operator Name	Micro Market	Business	Premium
Indiqube	Extended IT Corridor	7499	
WeWork	Extended IT Corridor		21000
	IT Corridor		14500

Rates are per seat per month exclusive of GST



Top Flex Office Providers in Hyderabad

WeWork

- Locations: Multiple locations across Hyderabad, including Hitec City, Financial District, and Gachibowli
- Amenities: High-speed internet, meeting rooms, collaboration zones, event spaces, cafeteria, wellness center, and more.
- Rent Range: Dedicated desks starting from ₹12,000 per month, private offices starting from ₹12,000 per month.



AWFIS

- Locations: Multiple locations across Hyderabad, including Hitec City, Gachibowli, Uppal, and Banjara Hills
- Amenities: High-speed internet, meeting rooms, printing and scanning services, phone booths, pantry, breakout areas, and event spaces.
- Rent Range: Dedicated desks starting from ₹7,000 per month, private cabins starting from ₹12,000 per month.



Top Flex Office Providers in Hyderabad

SmartWorks

- Locations: Hitec City, Gachibowli
- Amenities: High-speed internet, meeting rooms, collaboration zones, event spaces, cafeteria, wellness center, and more.
- Rent Range: Dedicated desks starting from ₹12,000 per month, private offices starting from ₹18,000 per month.



CoKarma

- Locations: Multiple locations across Hyderabad
- Amenities: High-speed internet, meeting rooms, printing services, cafeteria, breakout areas, events and workshops
- Rent Range: Dedicated desks starting from ₹6,000 per month, private cabins starting from ₹12,000 per month.



Top Flex Office Providers in Hyderabad

91Springboard

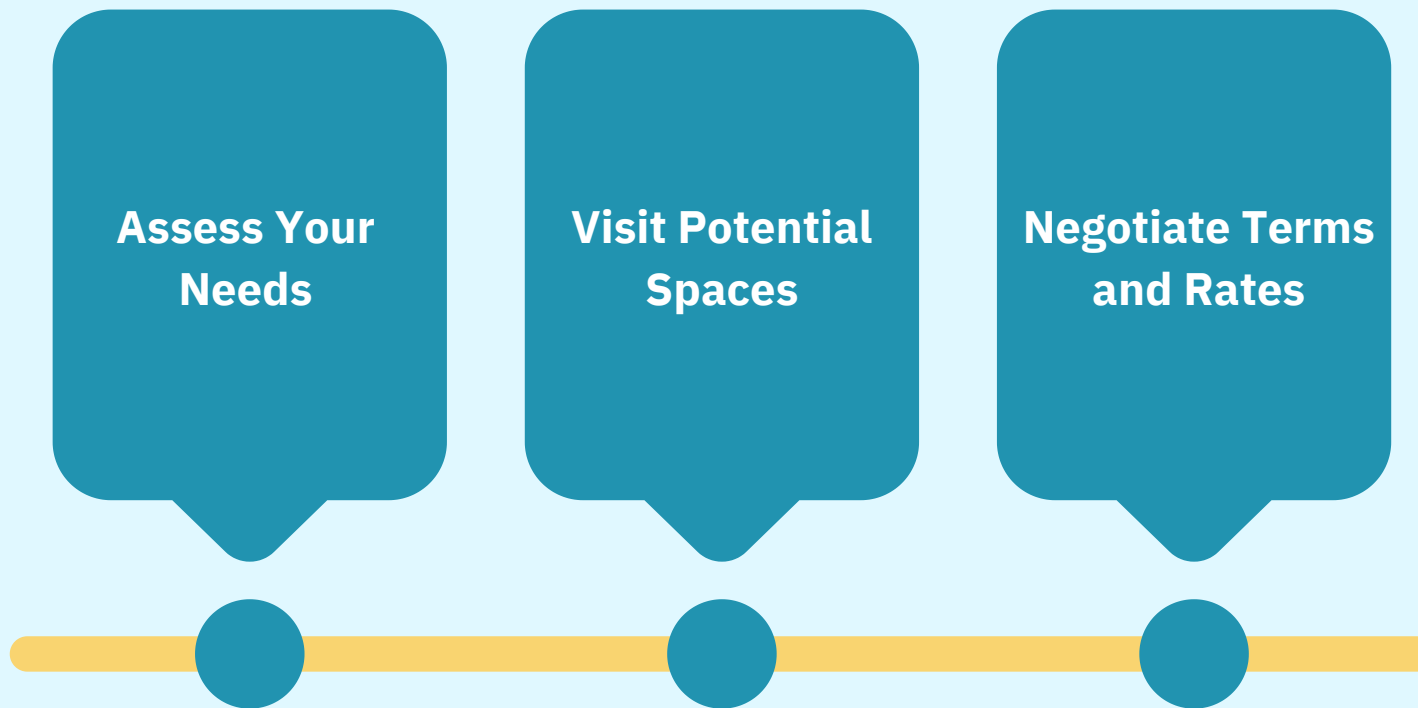
- Locations: Multiple locations across Hyderabad, including Hitec City and Kondapur
- Amenities: High-speed internet, meeting rooms, printing and scanning services, phone booths, pantry, breakout areas, and event spaces.
- Rent Range: Dedicated desks starting from ₹7,000 per month, private cabins starting from ₹14,000 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 Hyderabad.

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 lock-in policy.

By carefully considering these factors, you can find the perfect flex office space in Hyderabad 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

awfis

wework

COWRKS

IWOV8

SMARTWORKS

BHIVE
WORKSPACE

RADISSON
HOTELS

INDIQUBE
GROW YOUR BUSINESS

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QUEST
OFFICES

NOVEL OFFICE
customizable offices • flexible terms

THEHIVE

WORKEZ
REDEFINING MANAGED WORKSPACES

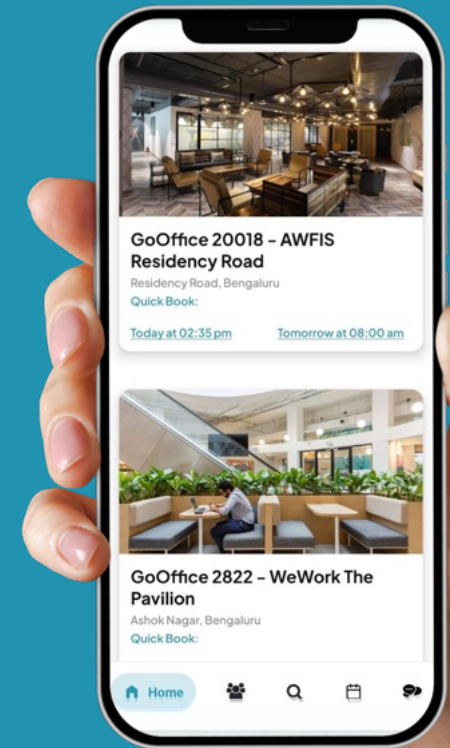
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