CBRE

Integrating Landlords and Operators for Next Generation Workplace

Introduction

Companies in the Czech Republic continue to increase their demand for flexible workspaces, driven by the need to adjust quickly to evolving business conditions and hybrid work patterns. Many organisations are seeking shorter and more adaptable lease terms that allow them to scale teams up or down while maintaining cost efficiency. Others are focusing on creating attractive, experience-driven environments to support employee engagement or outsourcing part of their office operations to specialised providers. These trends highlight the rising importance of agility and workplace quality in today's competitive environment.

At the same time, the supply of coworking and flex offices—particularly in Prague—remains under pressure. Operators are navigating higher fit-out costs, limited availability of suitable buildings, and increasingly selective landlord requirements. As a result, securing the right location often requires faster decision-making and long-term strategic planning.

Additionally, companies are using flexible memberships as an employee benefit, offering spaces not only for productive work but also for collaboration, wellbeing, and professional development.

Modern coworking centres now emphasise sustainable design, biophilic elements, outdoor terraces, and community-driven amenities that support creativity and social interaction. operators continue to expand, particularly into larger cities like Brno and Ostrava, while some are seeking new locations in smaller regional markets. Concepts focused on energy efficiency, regional satellite hubs, or specialised user groups continue to enrich the variety of flexible workspace options available across the Czech Republic.

Operator sentiment

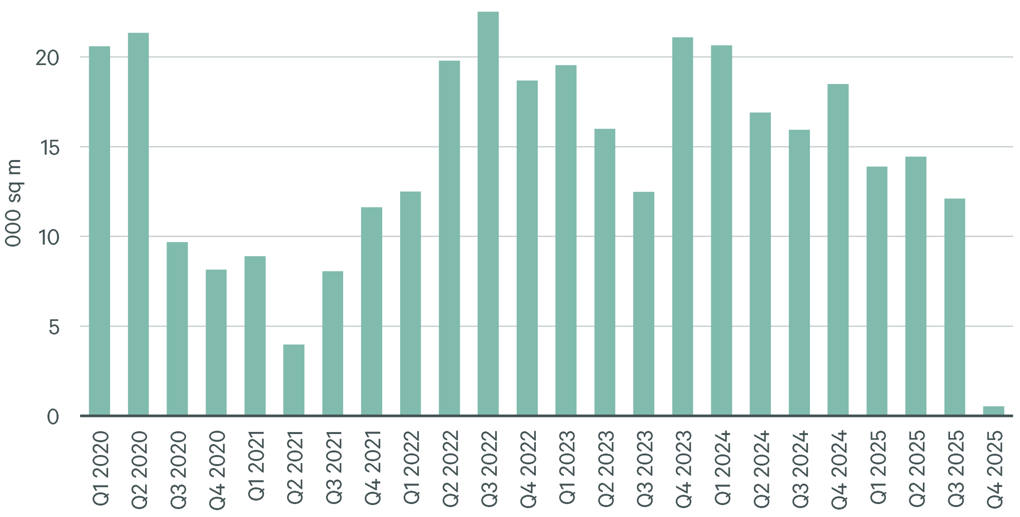
Leasing patterns

Demand from flex operators remains active, though still below pre-2020 peak levels. Prague's flex market continued to stabilise and expanding steadily despite selective closures and shifts toward higher-quality space. Demand peaked in 2022, dippedslightly in 2025. Hybrid work and cost flexibility continued to drive interest. The market is increasingly premium-oriented, with most flex space now classified as Premium, reflecting ongoing upgrades and repositioning.

Market penetration rates continue to edge up

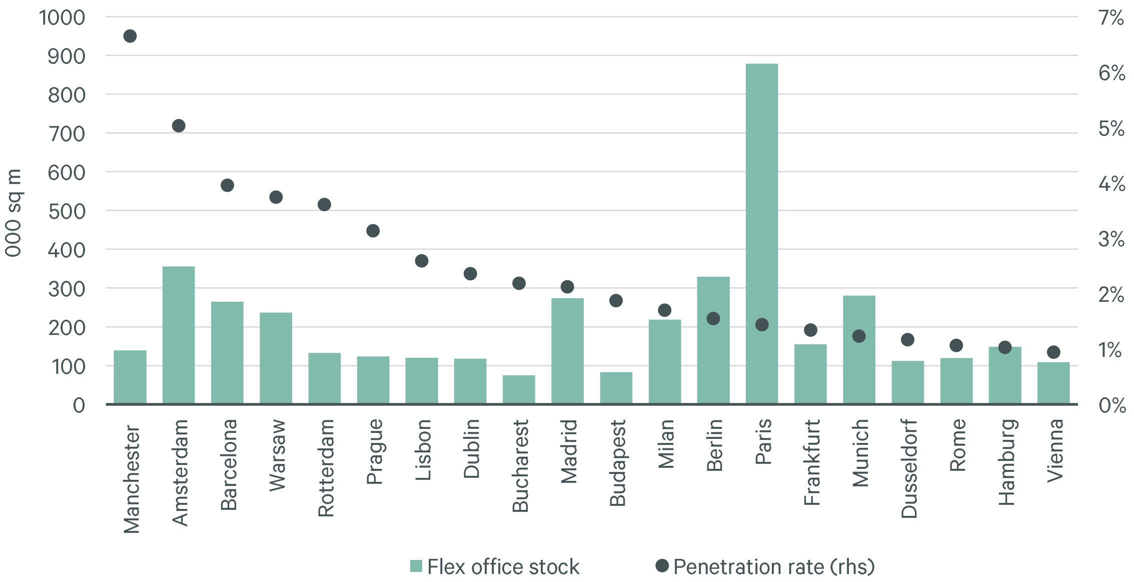
The European flex penetration rate (flex office stock as a percentage of total office stock) increased by 20 basis points in the first half of the year, reaching 2.52% of the 31 markets tracked by CBRE. Amsterdam (+26 bps) and Warsaw (+22 bps) saw the fastest growth in penetration rates in the six months to the end of Q2 2025.

Operator take-up of space, Prague (Rolling 4 quarter aggregate)



Source: CBRE Research

Flex stock and penetration rates



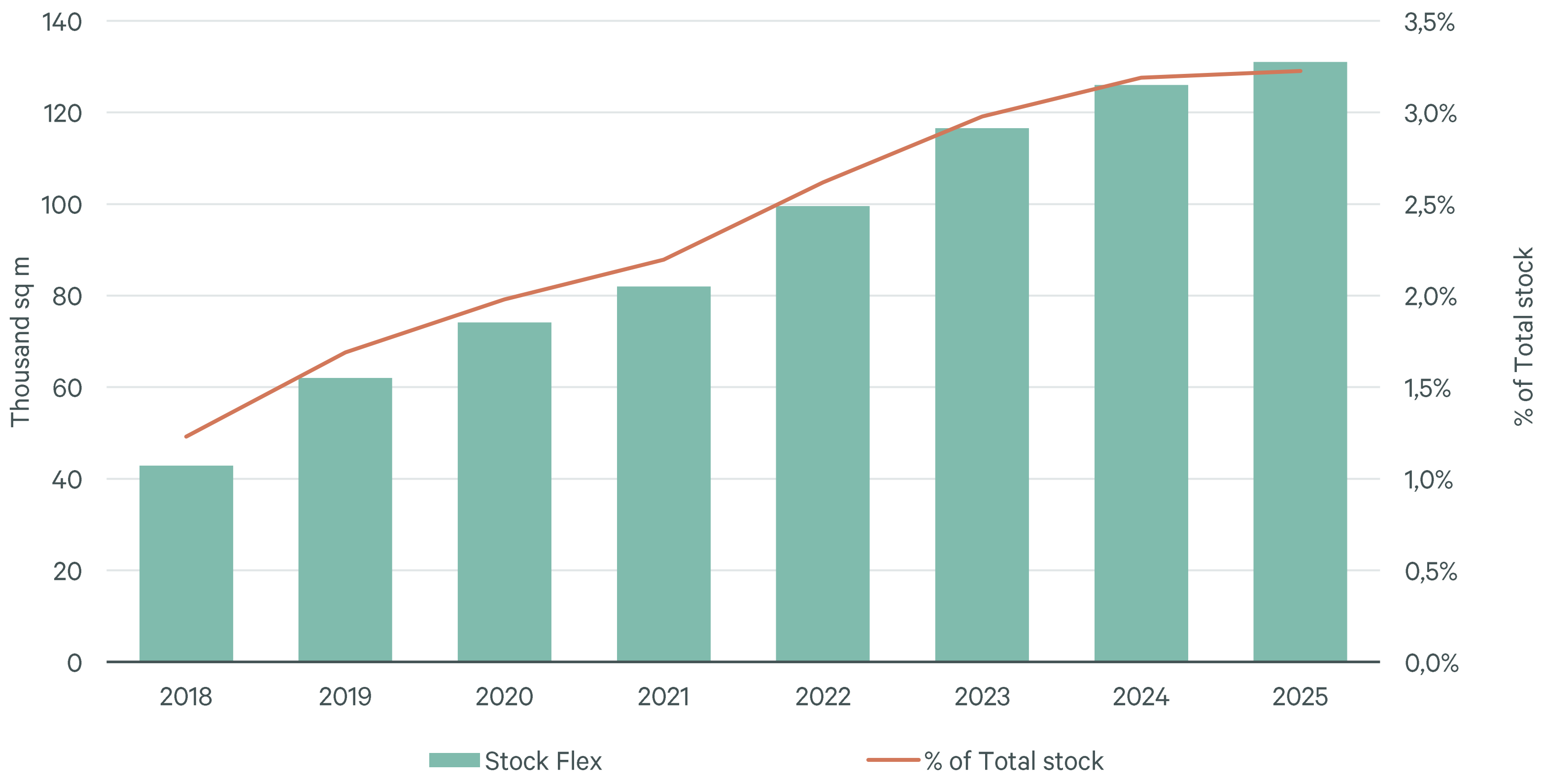
Source: CBRE Research, CBRE Flex

Prague Flexible Office Size

As of the end of 2025, the total volume of flexible workspace in modern office buildings in Prague reached almost 131 000 sq m, reflecting a steady expansion of the sector.

This represents just over 3% of the city's overall modern office stock, and with demand for adaptable workplace solutions continuing to rise, this share is expected to grow further in the near future

Prague flexible office stock (sq m) 2018 – 2025



Source: CBRE, PRF, Q4 2025

Flex Market Take-Up Trends in Focus

Total size taken up in office hubs

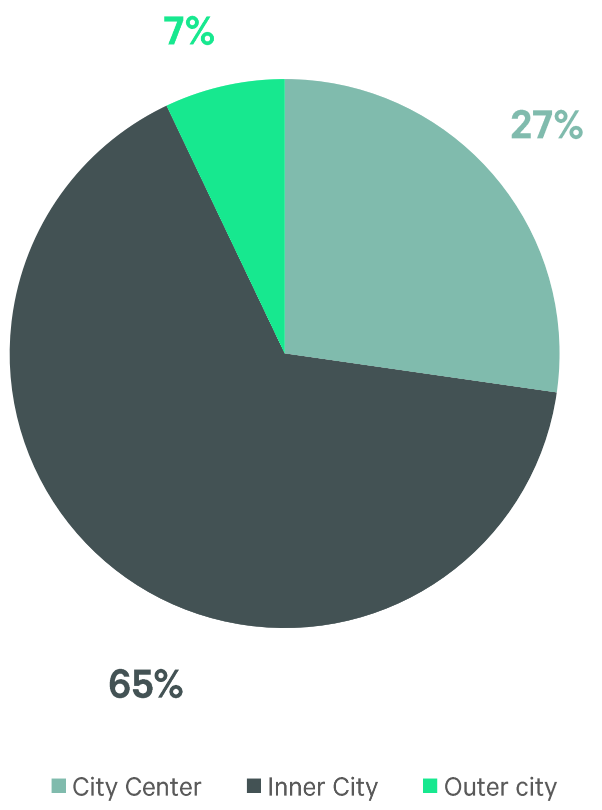
Over the past eight years, the Inner City sub-market has emerged as the dominant hub for flexible office space, accounting for 65% of total take-up. The City Centre sub-market followed with a 27% share, while the Outer City contributed just 7% of the overall leased area.

The rise in demand continues to reflect occupiers' growing need for adaptability, cost efficiency and workplace strategies that help attract and retain talent.

Since 2018, the most active flex clusters remain concentrated in Prague's established office districts, with continued strong activity in central and inner-city locations that offer good connectivity and higher-quality space. The most active hubs have been Pankrác–Budějovická 28% of total take-up, followed by City Centre with 27% and Karlín with 13% of total take-up.

Despite solid demand, the market faces a shortage of suitable space as operators increasingly upgrade into premium stock. A supply gap is expected to persist into 2026–2027, with limited new additions and ongoing pressure on available capacity.

Take-up within buildings with flex operator, Prague, in 2018 – 2025 by submarkets



Source: CBRE, PRF, Q4 2025

Flexible Workspace Demand in Prague

Take-up by Flexible Office Space Operators in Prague Office Hubs

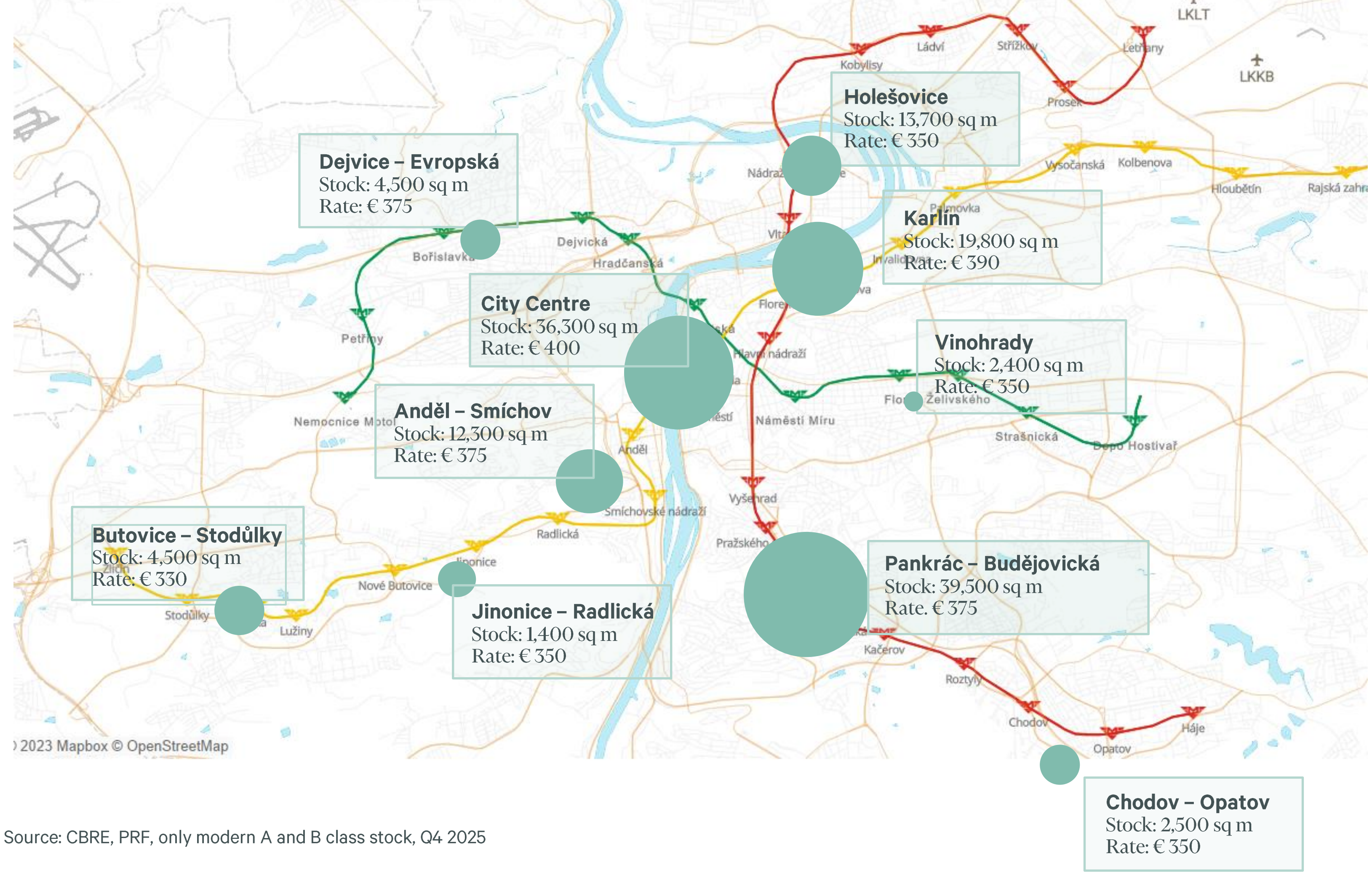
Since 2017, Prague has continued to see steady growth in the flexible office sector. By the end of 2025, the total volume of flexible workspace reached almost 131,000 sq m, confirming Prague's position as one of the most established flex markets.

Demand for managed and serviced offices has continued to strengthen, driven by occupiers seeking turnkey and agile solutions that balance privacy with operational flexibility. This trend mirrors broader workplace preferences, with tenants prioritising adaptability, shorter commitments, and service-rich environments.

Core hubs such as Pankrác–Budějovická, the City Centre and Karlín remain key areas for flex activity, supported by strong transport access, a concentration of corporate occupiers and consistent demand for amenitised workspace.

Overall, the distribution and evolution of flexible workspace across Prague highlights an ongoing shift in occupier behaviour toward adaptable workplace strategies, further integrating flexible solutions into the mainstream office market.

Total of size (sq m) newly leased in 2017 – 2025 in Prague office hubs and prime flex office rates in Q4 2025 (€/WS/month), the average rate per WS in a private office



Source: CBRE, PRF, only modern A and B class stock, Q4 2025

Occupier Sector

In our 2025 European Office Occupier Sentiment findings, occupiers continue to shift toward flexible leasing models as part of their real estate strategies. Flexible leasing—typically involving commitments under two years and turnkey, fully managed space—remains a preferred approach for organisations seeking agility and reduced operational burden.

The technology sector now dominates coworking activity in Prague, accounting for nearly half of all desks transacted, reflecting a sharp rise in demand compared to previous years. This sector has become the strongest driver of flexible workspace usage, underscoring its need for scalable, quickly deployable solutions that support ongoing growth.

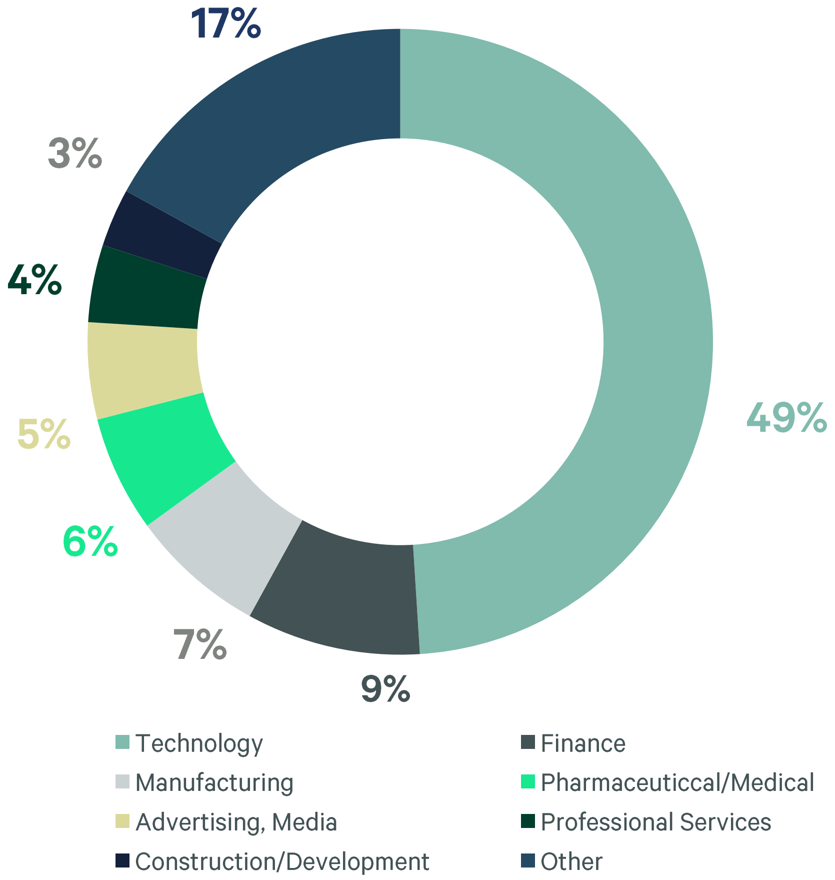
By contrast, the finance sector represents around 9% of transactions, continuing a downward trend as more traditional corporate occupiers slow their adoption of flexible workspace. Professional services show an even more significant decline, making up only 4% of activity, a substantial drop compared with previous years. These shifts highlight a redistribution of flex demand toward sectors prioritising speed, adaptability and lower upfront investment

Deal size by desks, Prague, 2024 - 2025 (24 months)

Sector	Average deal size by sector (desks)
Technology	36
Manufacturing	37
Construction/Development	37
Advertising / Media	30

Source: CBRE, 2025

Proportion of flex desks transacted by sector, Prague, 2024 – 2025 (24 months)



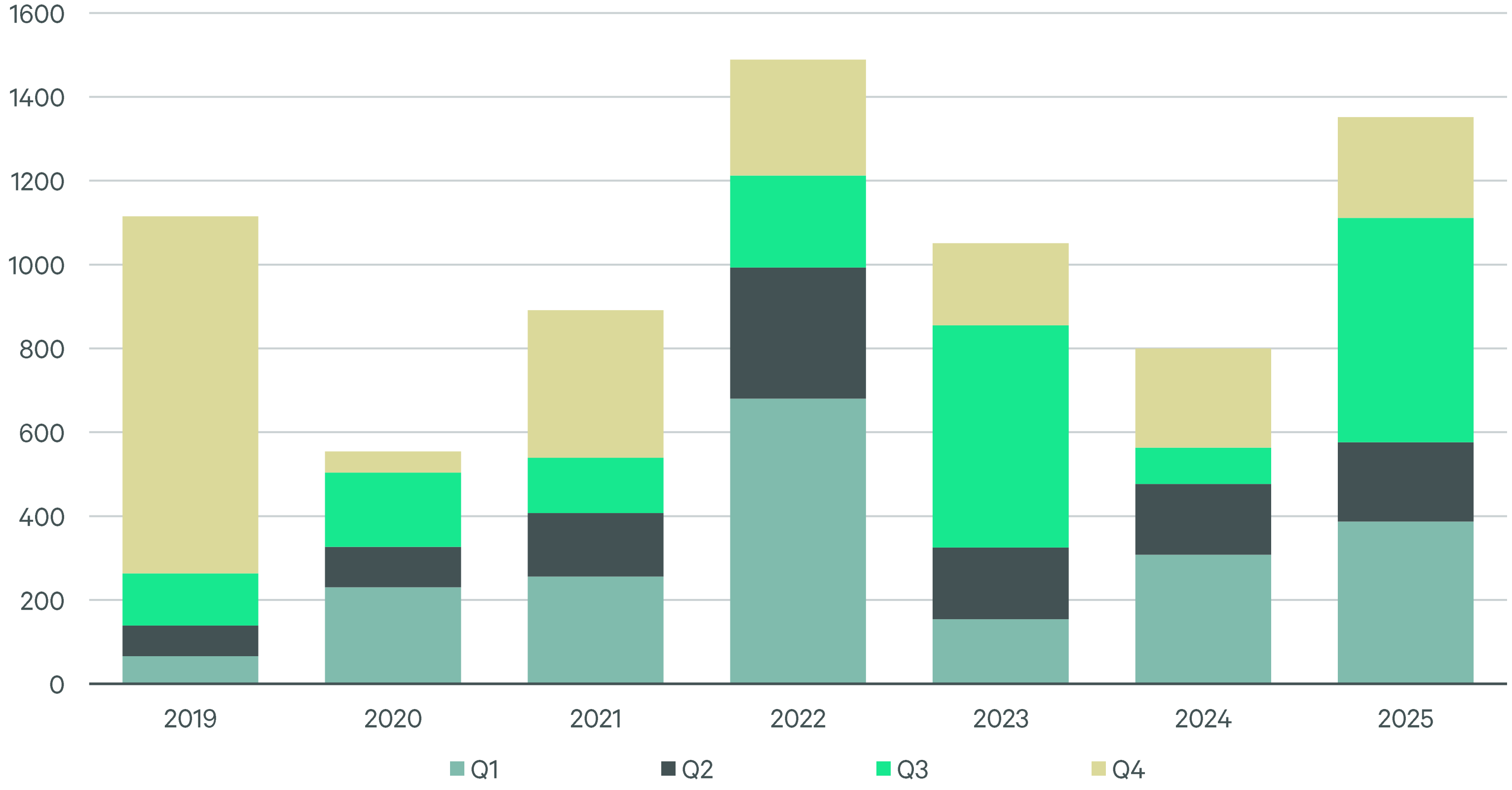
Source: CBRE, 2025

Flexible Occupiers Market Demand

Flexible workplace transactions 2019–2025

The sustained increase in demand observed since 2020 reflects a clear shift toward greater operational flexibility and improved cost predictability. The chart shows a strong upward trajectory culminating in a peak in 2022, followed by a temporary moderation in 2023 and 2024, before demand strengthened again in 2025. This pattern indicates a broader strategic response to evolving workplace expectations, with organisations increasingly using adaptable workspace solutions not only to manage financial risk but also to enhance their competitiveness in attracting and retaining talent within a tight labour market.

Total of desks taken through flex transactions in 2019 – 2025



Note: only transactions monitored by PRF are included; the above graph is not showing the whole market statistics, but more the market trend.

Source: CBRE, PRF, Q4 2025

Flex Desk Pricing

Pricing levels, selected European markets, H1 2025 vs H1 2024*

City	Highest price per desk per month (H1 ‘24)	Highest price per desk per month (H1 ‘25)	Year-on-year change (%)
Amsterdam	€1,200	€1,250	4%
Barcelona	€500	€500	0%
Berlin	€900	€1,000	11%
Birmingham	£600	£575	-4%
Brussels	€700	€700	0%
Dublin	€900	€900	0%
London	£1,500	£1,850	23%
Madrid	€500	€650	30%
Milan	€1,000	€1,000	0%
Munich	€900	€1,000	11%
Paris	€1,700	€1,750	3%
Prague	€400	€450	13%
Warsaw	€650	€720	11%

Source: CBRE Flex

*Note: Flex desk pricing is determined by a broad range of factors, including sub-location, building quality, size of requirement, operator desk density, amenity, length of commitment, etc. Therefore, pricing can vary significantly within a market, reflected in large ranges.

Across the Czech office market, coworking centres have shifted from niche offerings to strategic infrastructure within large office campuses.

This model has proven to be a true symbiosis: flexible workspace providers inject dynamism and innovation, while landlords gain enhanced tenant attraction and long-term resilience..

Lenka Ferguson
Coworking, CBRE Prague

Predictions

01 Private offices will remain the dominant product, driven by ongoing demand for privacy, focus space, and team-specific configurations..

02 Smart-workspace technology—automation, AI-driven booking systems, and data-led space optimization—will continue to enhance operational efficiency and personalization.

03 Well-being will further expand, with greater emphasis on relaxation areas, fitness amenities, and healthy food options integrated into daily workspace offerings.

04 Design quality—natural materials, biophilia, and flexible layout zoning—will become even more central as occupiers seek higher-end, experience-driven environments.

05 Partnership models between landlords and operators will grow, supporting the rollout of turnkey flex solutions within new and refurbished office schemes.

06 Sustainability and energy efficiency will become key differentiators, with operators increasingly required to meet stricter standards set by occupiers and developers.

07 Coworking hubs will strengthen their role as community anchors, expanding event programming, networking, and collaboration opportunities for members

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