


**A FLEXIBLE  
REVOLUTION**





What is going on with our office space today?

An aerial photograph of a multi-lane highway during sunset or sunrise. The road is filled with cars in both directions. A large, semi-transparent red circle is centered over the road, containing white text. The background shows trees and a clear sky with the sun low on the horizon, creating a warm, golden glow.

**“ THE NOTION OF  
HAVING TO WORK  
9-5 AND COMMUTING  
TO AN OFFICE  
IS DEAD ”**

**FORBES MAGAZINE**

# The drivers of change.

The world is changing at an unprecedented pace. People are adapting. Discarding tradition, to find smarter ways of working.

## What's driving this change?



**37%**

of the world's workforce work away from the office

**1.5 years**

wasted in a London commuter's lifetime

**66.5 million**

hours wasted every day by US commuters

# What do professionals need?

## Cloud Based

Choose workspace  
where, when and  
however you need it

## More Flexible

Ability to expand,  
contract or move  
at any time

## On Demand

Instant access to  
workspace by the  
hour, day, month  
or year

## Employee Centric

Empowers people to  
work where they want,  
when they want

## Cost Effective

Simple, transparent,  
cost-effective pricing  
– no waste

## Outsourced

100% managed  
and maintained

# Global trends in mobile working●

**59%**

of workers  
already have  
the right  
technology  
to work  
anywhere

Agility @ Work Report



By 2020,  
**1 in 3 people**  
will be hired to  
work online, from  
anywhere they want

Forbes 2014



Today over **one third**  
of the world's working population is  
mobile

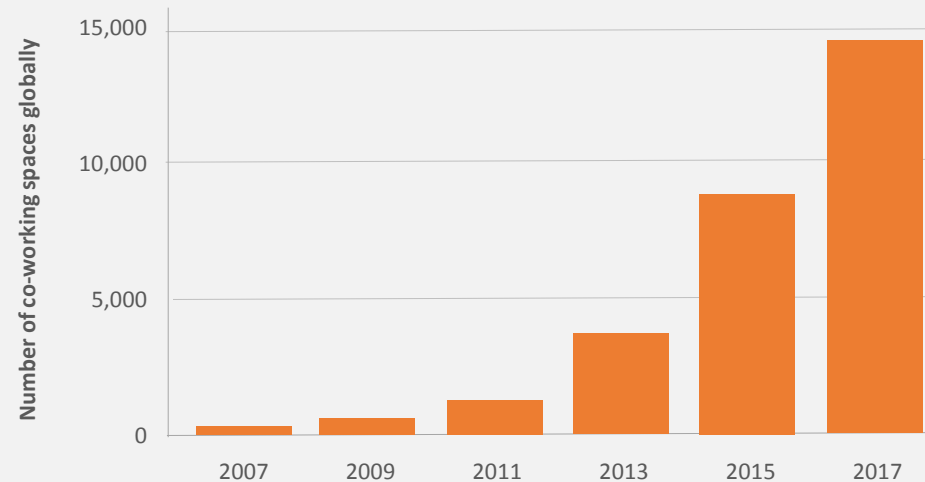
IDC Worldwide Mobile Worker Population 2011-2015 Forecast



# The world of work is changing

- Structural changes are driving our industry globally.
- Businesses and individuals have changed the way they work and use office space.
- Where Start ups lead Corporate are following:
  - to secure talent which drive innovation
  - Flexible offices enable cost reduction and agility

Growth in demand for flexible working <sup>1</sup>



“Growth in the number of open office workstations/sq ft will approach an exponential scale, in line with wider technological trends.”

J.P.Morgan

“The swift rise in popularity of the co-working format has re-energised the flexible workspace sector.”



“The sector is expected to grow, as businesses take advantage of the flexible working format.”

Deloitte.

“64% of companies see enabling their people to achieve more effective mobile working as a priority.”



<sup>1</sup> Deskmag Global Co-working Survey 2017

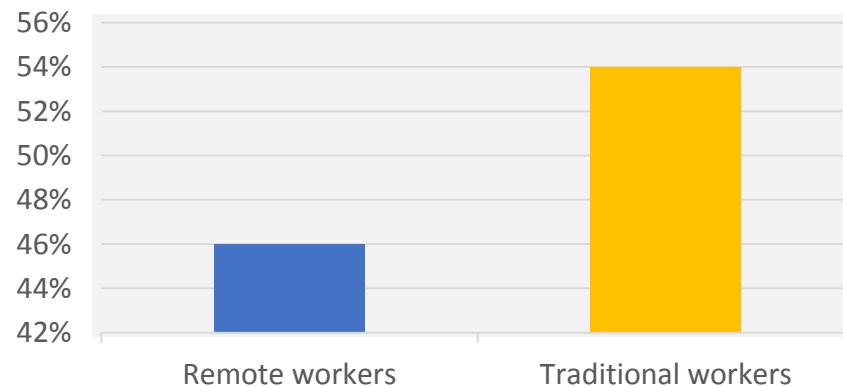
# Businesses are changing how they work

More than half of workers globally work outside the main office 2.5 days a week a week

The investment market is adapting to the change in the way tenants are occupying office space using three models to access the flexible office market



Global workers working outside the main office 2.5 days a week or more





# Drivers for remote working

While technology has made remote working possible, what makes it so desirable?

- ✓ 43% want to work closer to home
- ✓ 51% want to reduce costs
- ✓ 38% would like to be more agile

Other business drivers:

- ✓ Avoiding fixed leases
- ✓ Reacting to market changes
- ✓ Ability to scale staff numbers



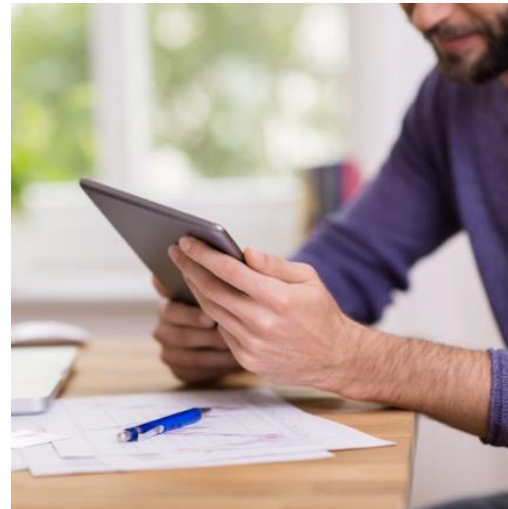
# Drivers: flexibility as a benefit

- ✓ Savvy businesses are offering a better work life balance as a means of attracting top talent.
- ✓ An unprecedented proportion of business people make flexibility a key requirement to accepting a job.



By 2020, **50%** of the labor force will be millennials.

They will trade other work package benefits for better workspace



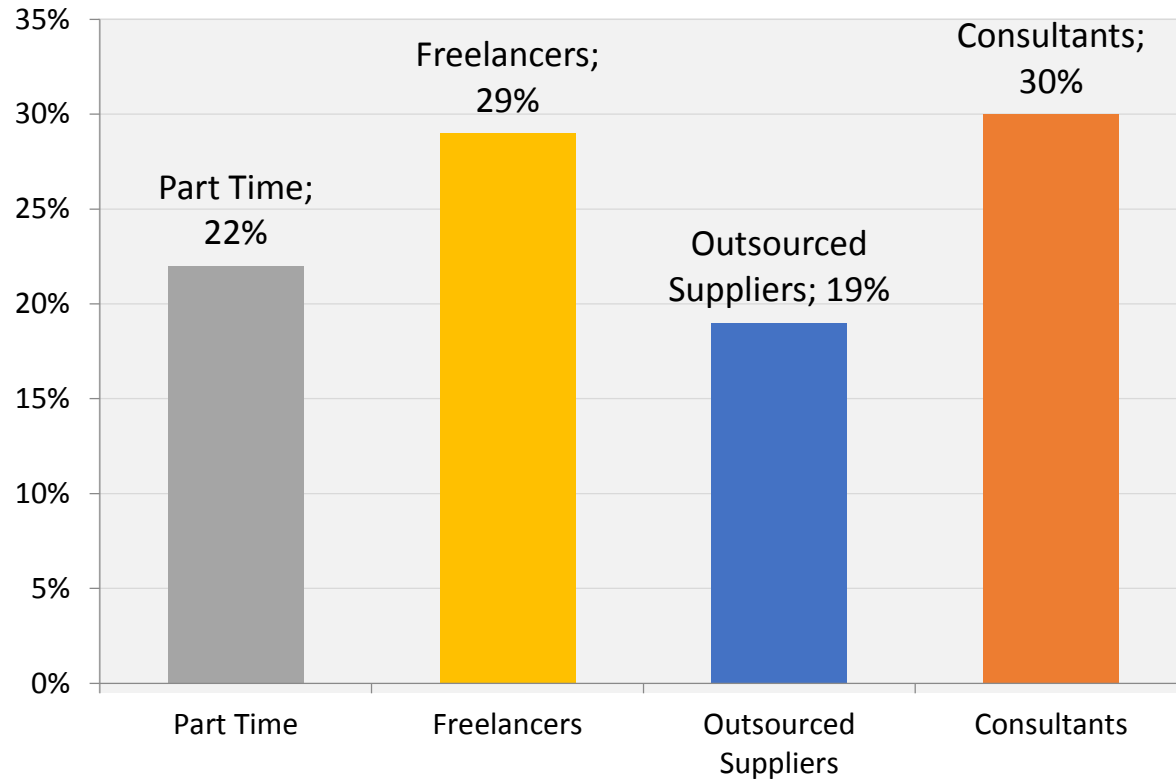
**61%**

Would change jobs if one with flexibility was offered

# New types of workers

Business people are seeing more consultants, freelancers, part-time workers and outsourced suppliers compared to 5 years ago.

**61%**  
of 18-24 year olds  
say freelancing is  
part of their long-  
term career plan



# So where are people working?

Among the main options available to flexible workers are co-working spaces, cafes, the home and professional business lounges.

- ✓ Home (36%)
- ✓ Flexible spaces (20%)
  - Business centre
  - Managed office
  - Co working
  - Incubators or accelerators
- ✓ Other areas of the same city (32%)
- ✓ Different cities in the same country (25%)
- ✓ Within a 20-minute drive from their home (13%)



But home working is lonely say 42%



# Corporate reality: disruption or structural change?

Corporates are attracted to this sector, and are actively looking at how they can build flexibility into their long-term real estate strategy.

- ✓ Lack of branding/identity
- ✓ Lack of quality
- ✓ Lack of security
- ✓ Lack of Space
- ✓ Very attractive cost wise

Flexible  
Space for  
Corporates:  
7% of their  
real este  
portfolio



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**LET'S START  
TO REDEFINE HOW  
WORK IS DONE.**

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[Watch it here](#)

 **SPACE**

—  
**WELCOME HOME.  
OOOPS, WE MEANT  
"WELCOME TO WORK!"**  
—

 **SPACES**



CALLE DEL  
MANZANARES

PRCS  
MANZANARES  
CALLE DEL  
1972

SEMI

645-322  
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I  
SPACES IS A CREATIVE WORKING ENVIRONMENT WITH A UNIQUE ENTREPRENEURIAL SPIRIT. WE OFFER TO HELP YOU THINK, CREATE AND COLLABORATE.

WHETHER YOU ARE WORKING BY YOURSELF OR WORKING IN A TEAM, WE HAVE SPACES FOR YOU. QUIET SPACES FOR YOU TO THINK, OPEN SPACES FOR YOU TO COLLABORATE, FLEXIBLE OFFICE SPACES FOR YOU TO EXPAND YOUR TEAM AND CREATIVE MEETING SPACES FOR WHEN YOU NEED TO MAKE BIG DECISIONS OR JUST SIMPLY WANT TO BOUNCE IDEAS AROUND. WHATEVER YOUR NEEDS ARE, SPACES HAS A PLACE FOR YOU. AND NOT JUST WE TAKE CARE OF A TALENTED AND FORWARD THINKING COMMUNITY WITH HIGH ENERGY AND APPETITE FOR SUCCESS.

II  
WE BELIEVE THAT WORK HAS BECOME A DYNAMIC NATURAL IMPULSE BLENDING IN WITH THE FLOW OF LIFE. WORK IS LESS ABOUT THINGS AND MORE ABOUT PEOPLE & IDEAS. THANKS TO TECHNOLOGY THE MODERN ECONOMY IS ONE THAT IS DRIVEN BY THE EMPOWERED INDIVIDUAL.

III  
SPACES TAKES THIS IN CONSIDERATION AS WE FACILITATE THE MOST PRODUCTIVE WORKING ENVIRONMENT FOR OUR COMMUNITY AND AN INSPIRING PROFESSIONAL ENVIRONMENT WHERE WE SEE TO ALL OF THE LOGISTICS AND SERVICES SO OUR MEMBERS CAN FOCUS ON DRIVING THEIR BUSINESS FORWARD.

FORWARD

OUR  
PLUG INTO  
ENERGY  
AND WATCH  
YOUR WORLD

ACCELERATE  
SPACES

IIII  
OUR CULTURE GOES BEYOND BUSINESS LOGISTICS TO BUILDING A COMMUNITY OF INTERESTING PEOPLE DOING EXCITING THINGS. AT SPACES YOU MEET PEOPLE WHO BELIEVE IN TAKING CARE THROUGH OUR CONCEPTS AND EVENTS YOU WILL BE INVOLVED IN THE BUZZ OF THE SPACES WAY OF LIFE THROUGH OUR COMMUNITY MANAGERS. MEMBERS CAN BUILD THEIR NETWORKS AND CONNECT WITH LIKE-MINDED PEOPLE TO LINK UP AND SHARE IDEAS.

IIII  
WHETHER YOU ARE A SMALL BUSINESS ENTREPRENEUR OR A CORPORATE INTRANEUR, SPACES IS WHERE YOU WANT TO BE. OUR DIVERSE COMMUNITY OF INDIVIDUALS CREATES A VIBRANT AND INSPIRING SPIRIT HELPING AND WHO PLUG IN EVERY GOAL IS ACHIEVABLE. EVERY CRAZY IDEA IS CONCEIVABLE. AT SPACES OUR GOAL IS TO FACILITATE YOUR SUCCESS BY PROVIDING HIGH QUALITY BUSINESS SERVICES AND GREAT COFFEE. OUR SPACES ARE FILLED WITH FORWARD THINKERS, INNOVATORS AND GAME CHANGERS WHO ARE CONFIDENT THAT THEY WILL ACHIEVE THEIR GOALS.



**LOCAL**

**POSSESS**

**EMPLOYED**

**GLOBAL**

**SHARE**

**SELF DEDICATED**

**THINK DIFFERENTLY.**



**REAL ESTATE IS NOT  
ABOUT SQUARE METRES.  
IT'S ABOUT PEOPLE.**

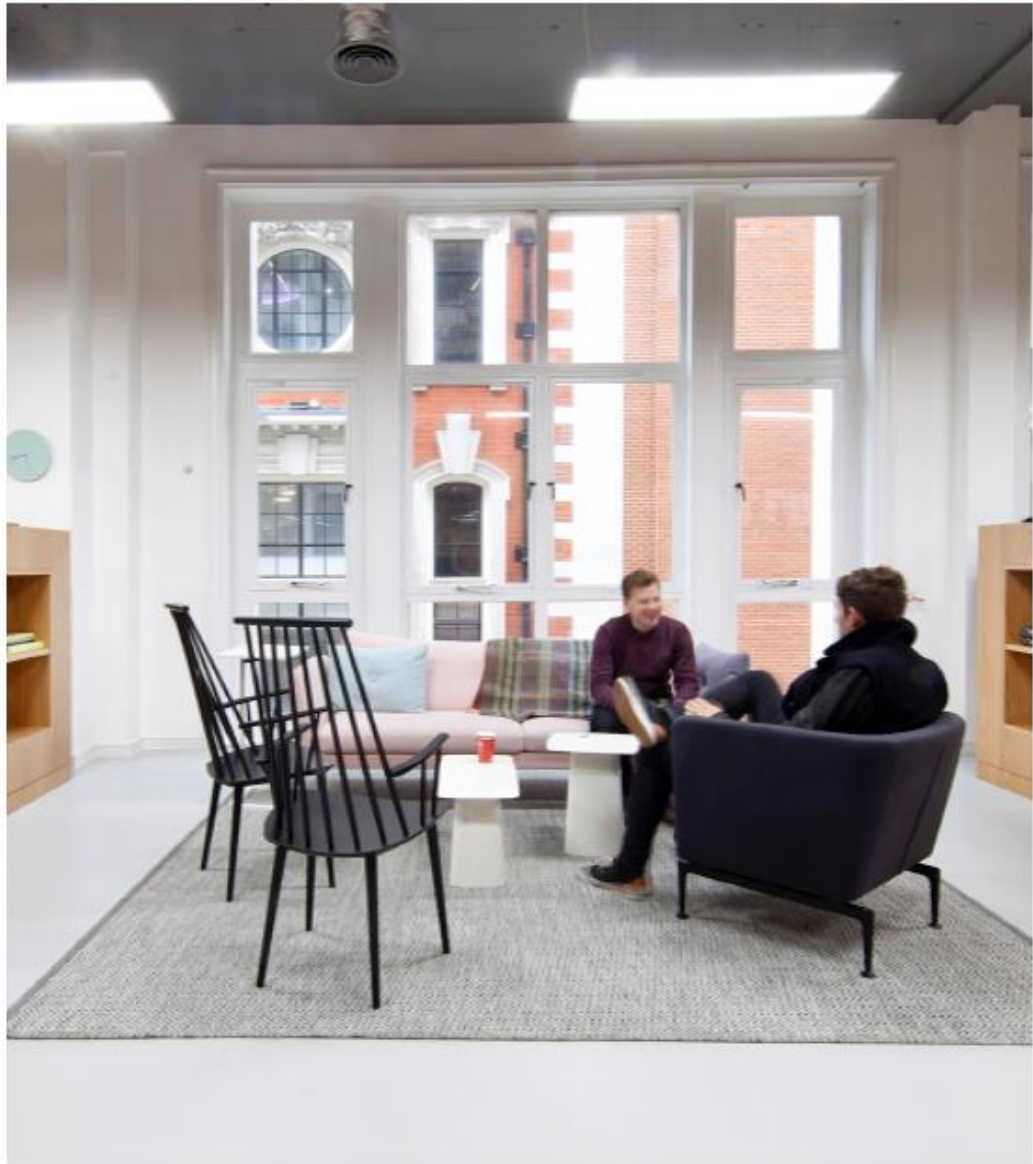
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**HOSPITALITY**

**TRANSPARANCY**

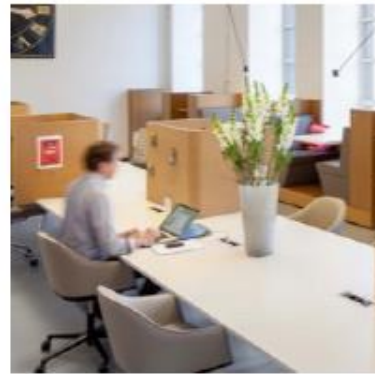
**ADDED VALUE**





**IT'S ABOUT MAKING PEOPLE  
FEEL AT HOME IN A WORKING  
ENVIRONMENT.**

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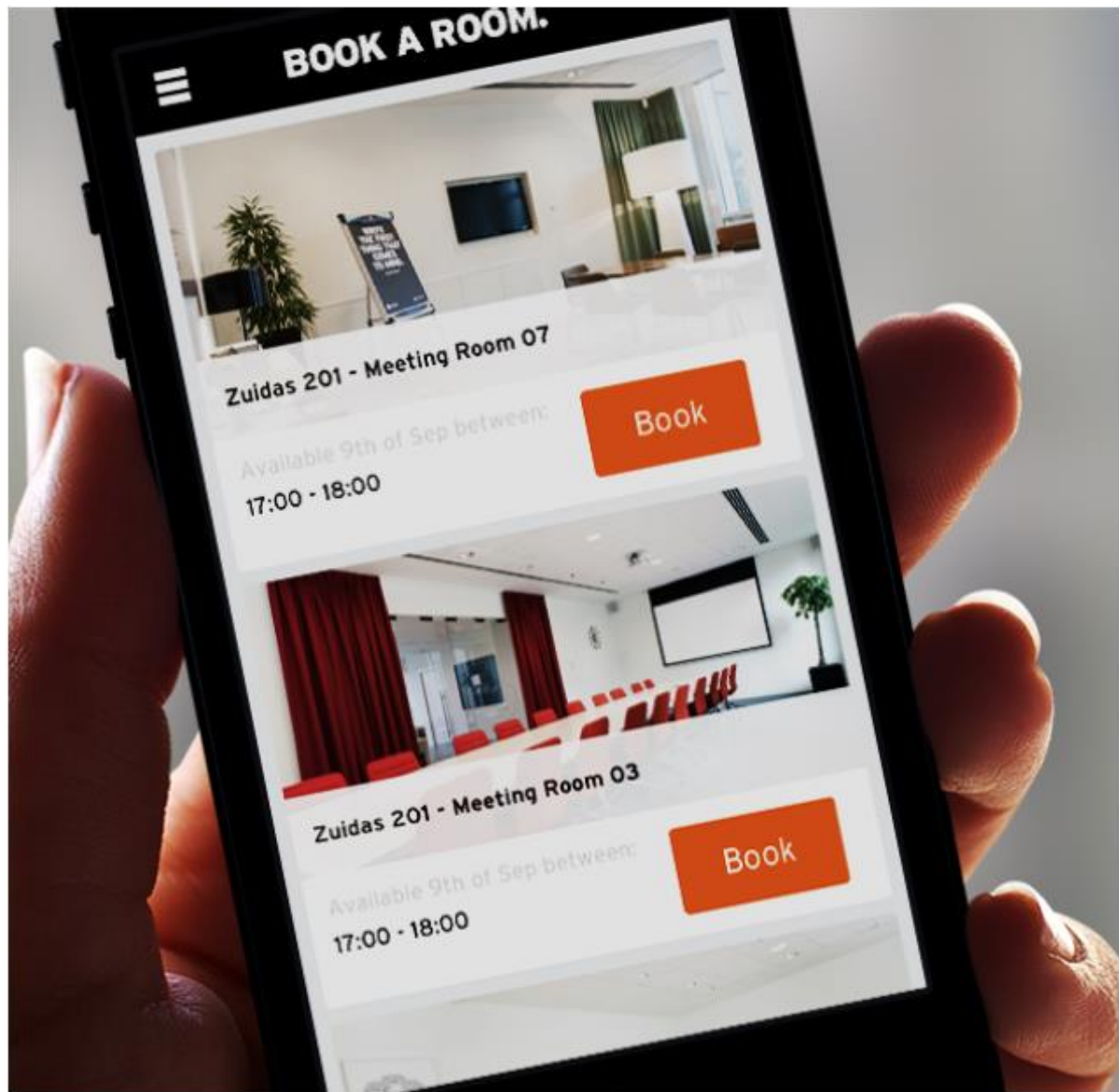
**ACT DIFFERENTLY.**



**TECHNOLOGY DRIVEN**

**COMMUNITY CULTURE**

**SHARING ECONOMY**



**IT'S NICE TO  
MEET YOU.**

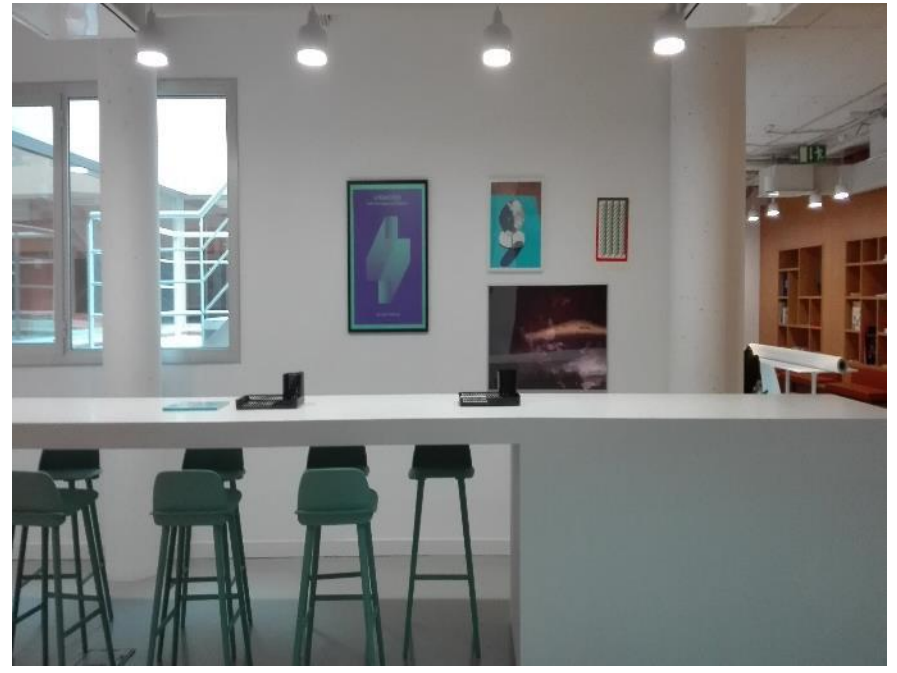
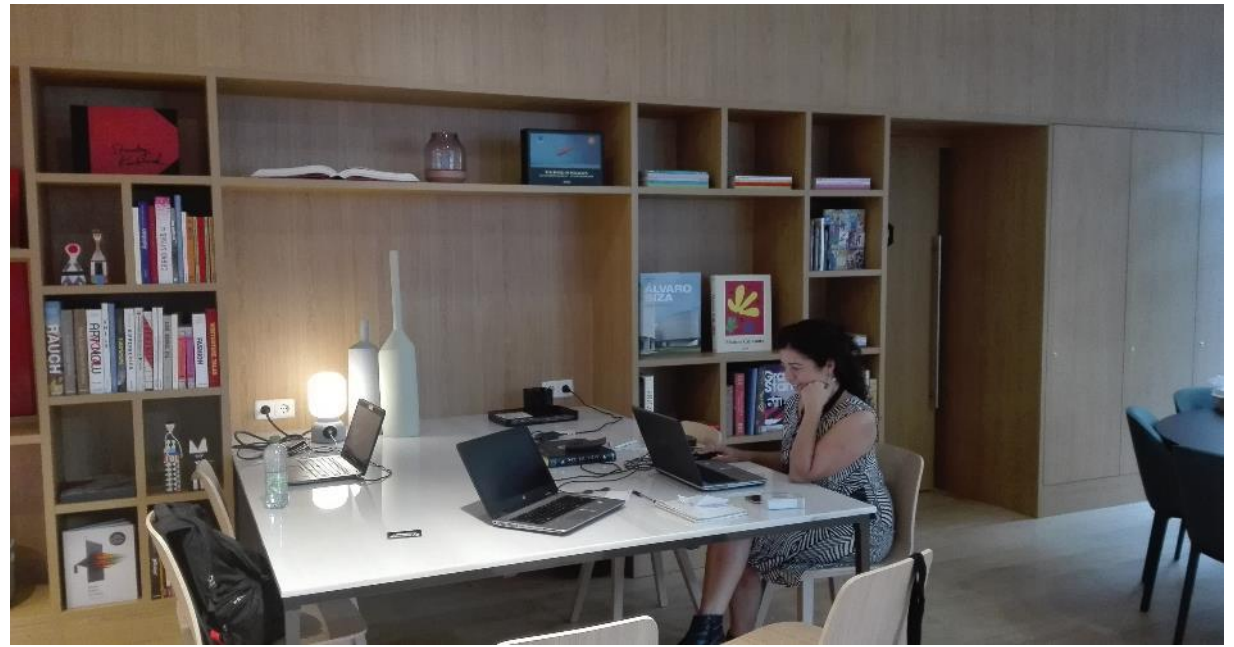
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**LET'S DRINK  
CHAMPAGNE  
AND DANCE ON  
THE TABLE.**











# Spaces around the world

