

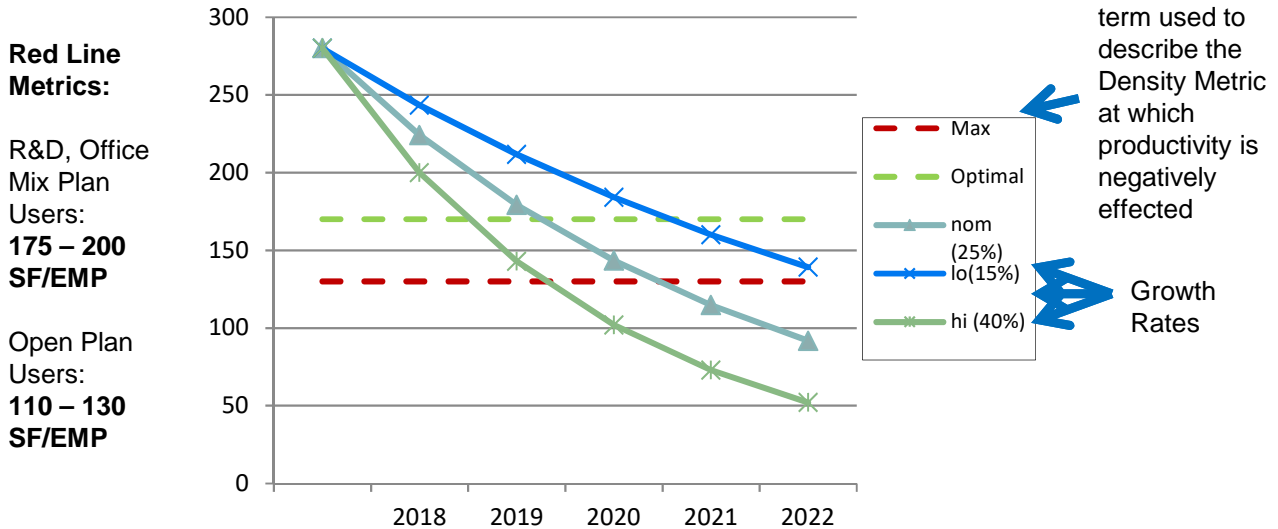
ANSWERING THE QUESTIONS: WHEN DO WE TRANSITION FROM CO-WORKING SPACE AND HOW MUCH SPACE DO WE NEED?

Once headcount projections go beyond 15 - 20, co-working spaces begin to challenge how an organization can effectively support culture of teams working collaboratively.

We have found this number range to be a transition point for establishing space that is branded, designed and optimized to support the unique needs of a growing organization, especially with a talent war for attracting, hiring and retaining top talent.

For an open plan user (defined as 1 office per 10 headcount) organizations should target 175 SF/Head with a maximum density of 110 SF/Head (surpassing this density leads to illness, congestion, heat and lack of productivity).

Density with Growth (SF/EMP)
Future Expansion if 5K SF



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