

White-paper for starting co-working spaces, including screening of the existing creative spaces and needs analysis for sustainable development

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Introduction

In today's ever-changing world, there is a growing demand for coworking spaces, more and more people are working for themselves or remotely, which is especially popular in the current situation with the pandemic, as many employers send their staff to work from home.

As a separate segment of the office market, coworking spaces has started to develop most actively during the past 10 years. The growing popularity of this format is associated with the consequences of the global financial crisis, which required employers to optimize, a global boom of startups and the formation of a new economy of shared consumption (sharing economy).

The key advantage of coworking space over traditional office is its "flexibility". Among the advantages of coworking spaces over traditional offices, market participants note the non-standard design and convenient organization of the workspace, as well as the possibility of forming a single community. The most important positive factor is also the price.

Now the market offers many specialized spaces - from sewing and joinery cooperatives to special locations for innovative start-ups. Tenants have all the tools they need to get the job done. There are coworking for young moms - a woman can hold a meeting or skype negotiation while her child is being looked after by a careful nanny. This trend is related to the growth of digitalization - every specialist has the opportunity to work in ideal conditions for the project. It is safe to say that in the next five years a lot of specialized projects will come to the market.

According to Emergent Research, by 2022 there will be already 5 million people working in coworking spaces around the world. Availability of a stable Internet, proximity to home, opening and closing time, good coffee and negotiation rooms - these are the main points that visitors to the coworking spaces look at when choosing.



Photo: Coworking «Yasnaya Polyana» | Source: <https://vk.com/coworkingspb>

1 Review of coworking and creative spaces market in St. Petersburg

1.1. Summary of key market indicators

The study examined 63 coworking spaces, which occupy at least 1% of the office market by area. (Annex 1. List of creative and coworking spaces of St. Petersburg)

1. 12 komnat	17. FinHouse Design	34. Netizen Coworking	51. Shimmer Spot
2. 404 Hub	18. Glamy Spot	35. Office Mam	52. Skill – Lab
3. 4K-center	19. GrowUp	36. Office u doma	53. Spaces
4. Abbey Road	20. Klass truda	37. Okhta Lab	54. Sugar Baby
5. Beauty Place	21. Kollegi	38. Olen	55. Svetlyj Mir
6. Bureau 26	22. Kompas	39. Otkrytoye	56. Svoimi rukami
7. Business incubator Ingria	23. Kontekst	40. Page	57. Tsiferblat
	24. Kworkspb	41. Perimeter	58. Udelnyy
8. Clockwork Time	25. Lidval Space	42. Plan-B	59. Work Smart
9. Colab	26. Loft your Mind	43. Ploshchadka Welcome	60. Workplace Academy
10. Communa	27. Makromir	44. Praktik	61. Workplace Colorstation
11. Content	28. Manufactory	45. Prostranstvo	
12. Coworking Shveytoy	29. Master Play	46. Pushkin	62. Yasnaya Polyana
13. CoworkSpace.Club	30. Mesto vstrechi	47. Rabochaya Loshadka	63. Yota lab
14. Delu vremya	31. Miracle	48. Regus	64. Coco
15. Dom Gnoma	32. Multiplace 17/26	49. Sedova 37	65. Tekhnopolis UMA
16. Edeniza	33. My workshop	50. Severnaya Dolina	Pulkovo

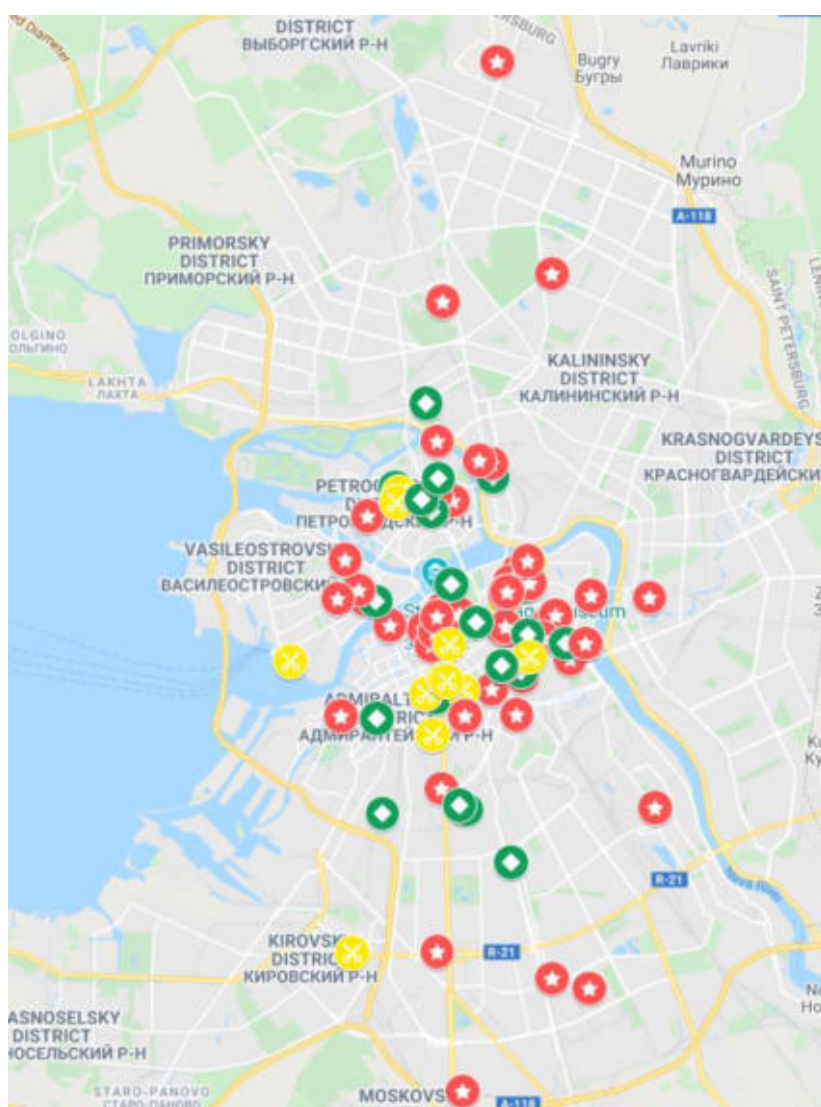


Photo: Coworking «Okhta Lab» | Source: <https://openspace.today/ru/coworking/okhta-lab/>

By the end of 2019, the St. Petersburg coworking spaces market showed positive dynamics in terms of supply, tariffs (from +2.5% to 8.5%) and occupancy rate (up to 79%)¹. Despite such indicators, the St. Petersburg market of coworking space is far from being saturated and at the initial stage of formation.

Market growth in 2019 in terms area was 13%, in Moscow it is 30%. More than 68% of coworking spaces have opened in the last three years.

According to the announced projects, it is planned to open 20-25 thousand m² of flexible spaces on the market, which is three or four times more than in 2019. In this case the market growth will make 60-70%².



About 74% of coworking spaces are within a 10-minute walking distance from the subway. The map shows that the majority of coworking spaces which are in St. Petersburg belong to the classic type (red color), the creative cluster (green color) of coworking spaces is less common.

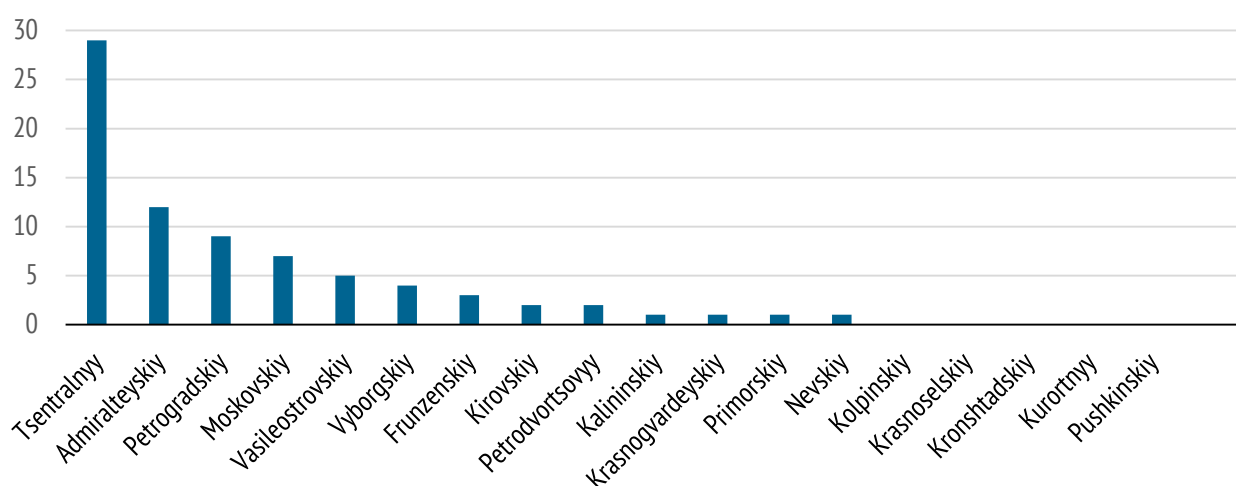
Beauty-corking (yellow) is only gaining popularity, it is a new trend in the commercial real estate market. The service of hourly rent of workplaces for hairdressers, beauticians and manicure artists can displace even classic beauty salons.

¹ The entry of international coworking spaces networks into the market in St. Petersburg is still unlikely: <https://welcometimes.ru/news/vygod-mezhdunarodnyh-setey-kovorkingov-v-peterburg-poka-maloveroyaten>

² International coworking spaces networks are unlikely to come to St. Petersburg in 2020: <https://cre.ru/analytics/79544>

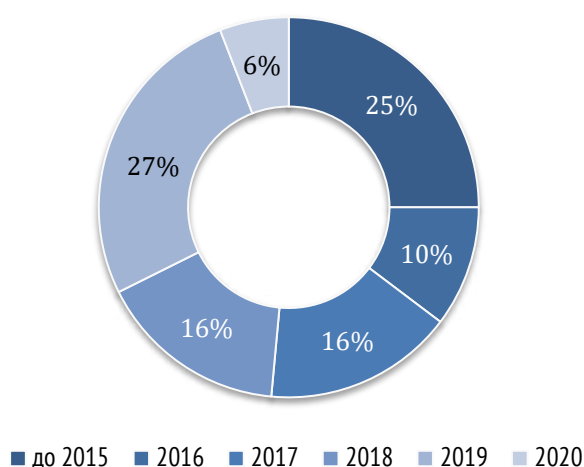
- The most distant from the center is coworking in the «Severnaya dolina»
- The farthest from the center in the south «Tekhnopolis UMA Pulkovo»
- Creative coworking spaces are: «Svoimi rukami » - for professionals in the field of arts and crafts, «FinHouse Design» - space for designers, «Work Smart» - coworking and educational platform for «new generation entrepreneurs» , «Klass truda» - woodworkers space.
- Beauty coworking spaces are mainly located in the central part of the city, they include: SPACES, Smart Beauty, Shimmer Spot, Massage area, Glamy Spot, Beauty place. They are intended for manicure masters, hairdressers, makeup artists and masseurs.

Distribution of coworking spaces by district



Coworking spaces in St. Petersburg are concentrated mainly in the **central part** of the city. The main districts are Central, Admiralteyskiy and Petrogradskiy. 5 out of 18 districts of St. Petersburg do not have any coworking spaces. Mostly coworking spaces are located in trade and office buildings and business centers.

Distribution of coworking spaces by



Among specialized coworkings the most common are workshop studios ("Klass truda", "Moy tsekh"), sewing (Coworking Shvejnoj Manufactory", "Svoimi rukami") and beauty coworking for masters of manicure, hairdressers, makeup artists. The total area of all coworking places, according to the

company IPG.Estate, is about 40 thousand m². 30% is represented by the following networks: Regus, Praktik, Page, GrowUp, Korner³.

A large share of active coworkings was opened in 2019. In the 1st quarter of 2020 such spaces as Sugar Baby, Moy tsekh, Perimeter, Pushkin, Avenue Page were opened. More than 25% of the coworking spaces currently in operation were opened before 2015 inclusive. 70% of the coworking spaces were opened in the period from 2016 to 2019.



Photo: Coworking «Praktik» | Source: <https://vk.com/praktik.work>

³ The pandemic will become a trigger for coworking spaces development in St. Petersburg: https://www.dp.ru/a/2020/08/05/Bolshie_vigodnee

1.2. Industry financial indicators

As mentioned above, coworking spaces market in Russia is far from being saturated, which attracts a certain number of investors. The main ways of earning for coworking space owners are:

- renting workstations of economy or VIP format;
- earning by providing mini-offices;
- meeting rooms with hourly pay;
- placing under a conference hall for events and holding them;
- rooms for renting,
- sale of legal addresses.

According to the financial study⁴ by kovorkingi.ru at the end of 2019 to create a medium size coworking space (about 2 000m) will cost approximately 150 million roubles. Of this amount, 92 million roubles will be spent on repairs, while the rest will be spent on operating expenses. Proceeding from the fact that about 60% of the area can be used for workspaces, a total of 392 workplaces can be allocated, half of which are open-space, and the rest are different-sized separate offices.

Thus, based on average rental rates, monthly revenue will amount to 8.6 million roubles, and operating costs account for about 5.9 million roubles. With a 2-year sales period and a total investment of RUB 150 million, profit is RUB 42 million, which gives an NPV (12%) = RUB 21 million. ROI in this case is approximately 29%, exactly like IRR.



Photo: Coworking «Glamy Spot» | Source: <https://glamy.ru/#/>

⁴ Investment in coworking spaces in Russia <https://www.kovorkingi.ru/invest>

1.3. Features of coworking spaces in St. Petersburg

About 80% of classical coworking spaces and about 60% of specialized coworking and creative spaces work daily. The round-the-clock mode is more typical for the classic object format and is about 40%. At the same time, specialized coworking spaces are mostly not working 24 hours a day.

All classic coworking spaces offer access to office equipment, Internet, storage rooms, office supplies. Most of them (95%) have a kitchen with drinks and snacks, meeting rooms and conference halls, recreation area, parking. They also have various master classes, trainings and other events.

Additional services also include legal entity registration, mailing services, cleaning, legal, accounting and secretarial support.



Photo: Coworking «Page» | Source: <https://www.sobaka.ru/city/city/115605>

All specialized coworking spaces and creative spaces are equipped with special equipment. **Most of them also conduct master classes and various activities, as well as offer training courses.**

Most of coworking spaces do not provide information about the number of seats available, but anyone can leave a request for booking a seat of interest with the desired dates, as well as leave contact information for contact.

Specialized coworking spaces are spaces that unite employees of the same industry. The most popular specialized coworking spaces are designed for workers in the creative industries.

1.4. Experience of coworking spaces in Moscow during the pandemic

Many coworking spaces faced difficulties during the period of self-isolation, it was a new challenge for companies, and no one knew how to respond. In St. Petersburg, most of them were closed and did not work, some accepted access for residents only in case of emergency.

Let us examine how this situation was coped with in Moscow, where the level of business activity is several times higher. In a situation of uncertainty, it is important to respond quickly to changes and be able to adjust to them.

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- CEO Rooms adopted **standard measures**. Dispensers with antibacterial gel were placed at all sites in common areas, the system of access to the space was reworked: the temperature control at the entrance was introduced and contactless access was improved, information posters appeared in common areas, neighboring workplaces were separated at a distance of at least two meters, frequency of surface sanitation was significantly increased.



Photo: Coworking «CEO Rooms» | Source: <https://www.mcity.ru/page/ceorooms>

- **Postponement of rent indexation.** Many faced problems and the important task was to preserve tenants. “The key” coworking space made rental postponement and began to

conclude contracts with an open date and reduced the cost of rent by 15% for the entire period of the contract, if it is signed and paid in April.

- **Virtual membership** in «Cabinet Lounge» coworking space, which includes receiving and processing correspondence, calling the courier, the ability to book a meeting room once a week, as well as receiving calls on behalf of the client, services of online events.
- Coworking space «SOK» offers its residents the product of **Hot Desk-office** in which by combining remote work with an office you can use 1 workplace for 2 employees and get 50% savings. It is also possible to enter two office shifts, starting the working day earlier.
- The pandemic has placed even greater emphasis on flexibility in workspaces. The minimum rental period of smart offices will be reduced and such solutions will become even more in demand in the micro business, as well as in the corporate client.



Photo: Coworking «The key» | Source: <https://vk.com/thekey.space>

1.5. Creative spaces in St. Petersburg



Arsenal Creative Space

The space was opened in 2017 on the territory of the former plant. Total area is over 30 000 square meters. According to the owners, the largest workshop of the former factory will become a venue for various events – festivals, exhibitions, concerts. There will be also offices of creative companies, an educational center, a restaurant, a hotel, a stage for theatrical performances, a sports complex. Creative space hosted the demonstration of the Pirosmeni (St. Petersburg clothing brand) collection, AVG Anniversary hip-hop festival, System 1.0 music festival.

Web-site: <https://www.instagram.com/arsenalcityspace>

Artmuza

Creative cluster opened in St. Petersburg in 2013 at the premises of the former musical instrument factory Muzdetal. Artmuza creative cluster includes about 100 residents: architectural studios and design bureaus, theatre centres, workshops, ateliers, event-agencies and creative schools. The cluster is also engaged in exhibition activities: temporary exhibitions are regularly placed in seven galleries. The cluster holds musical evenings and poetry readings, master classes and lectures on contemporary art.

Web-site: <https://artmuza.spb.ru/>



Benua 1890

The cultural project on the territory of the former dairy farm of the architect Julius Benois opened in 2015. The Benua 1890 project is created by the Best management company. The venue includes a shop, Ferma Benua family restaurant with an open kitchen and an exhibition space for workshops creative evenings and master classes. The Benua 1890 also has a center for supplementary education for children with music, dance, theater and crafts classes. There is also the Benuariki project, which publishes childrens books, produces souvenirs and creates animated series.

Web-site: <https://benua1890.ru>

Berthold Center

This cultural space appeared in 2016. The project occupies a complex of buildings of the former foundry with a total area of 6 000 square meters. It offers visitors-numerous shops, cafes, salon of colored hairstyles, gallery and concert venues, co-working, educational platforms, photo studios, etc.

Web-site: <https://www.instagram.com/bertholdcentre>



Brain Games

An intellectual cluster is a creative space for thinking people in the historical center of St. Petersburg. Three mansions of the 19th century include the following projects: a universal lecture hall, a research and educational project, courses on effective thinking, a children development center, a publishing house, an intellectual book store, co-working, a restaurant complex – to name only a few. Residents hold popular science lectures, seminars, film screenings, discussions, festivals – every visitor to the cluster, regardless of age and financial situation (lectures are also given for voluntary donations), will find something interesting and significant for themselves.

Web-site: <https://www.brain-games.ru/>



Dvorovoye prostranstvo K-14

The secluded courtyard of the K-14 houses the Utopist wine bar, the Camorra pizzeria, the Out Cinema chamber cinema, the “Zheltyy dvor” bookstore and the “Gnezdo by Davines” hairdresser's. On the second floor are located Late Breakfast Club hotel and space for meetings and recreation.

Web-site: <https://vk.com/kodvoring>



Eco-loft More Place

This space opened in 2014. Creators – Vera Salyukova and Maria Baymurzayeva. The loft area is 13 000 square meters. More Place houses over 100 projects: sewing, pottery and glass workshops, martial arts schools, foreign languages clubs, showrooms, yoga and dance studios. The Lev Ehrenburg Drama Theatre is located on the first floor. Every month loft hosts mass events: performances, festivals and master classes. The project's event-platform is a courtyard with fruit trees.

Web-site: <http://moreplace.ru>



Etagi Loft Project

The trade fair center opened in 2007. This is the first loft project in St. Petersburg. The director and inspirer of the space is Maria Romashova. The center occupies five floors and the roof of the building of the former Smolninsky bread factory. The architectural bureau of the Archipenko brothers was rethinking the industrial interior of the project. The Floors territory is now comprised of over 150 creative projects –shops, cafes and galleries, including the Green Room coffee shop with access to the terrace and Location Hostel. The loft-project organizes temporary exhibitions, social projects and festivals, film screenings, workshops, lectures and theatrical performances.

Web-site: <https://loftprojectetagi.ru>



Fligel art space

This is the third project by the creators of Tsarchitector and Third Cluster. Its space is divided into two parts: a five-storey building with a single entrance and two-storey buildings with separate tenants. The site presents both successful St. Petersburg projects and young start-up teams. The cluster is composed of the FotoDepartament gallery, Kultura art-hostel, Fligel Store showroom with St. Petersburg brands, several clothing stores, bars and coffee.

Web-site: <https://vk.com/fligelspace>

House of Culture

This is a new public space of more than 25 thousand square meters and territory of more than 3 hectares with a concert hall, skate park and a square. This is a place that will gather under its roof the creative industry of St. Petersburg - designers, artists and craftsmen.

Web-site: <https://www.domculture.space>



Korpus-2 Creative Space

Workspace for representatives of the creative industry opened in the former mansion of the Eliseev merchants. The cluster houses Holiday Embassy event-company, Amnesia and Life Quest quest rooms, Blackspace virtual space, Baraka and Kast Home Tattoo tattoo studios, Birzha and Bratya Tonet bars, Berota bicycle shop and workshop, etc.

Web-site: https://vk.com/prostranstvo_korpus2

Lendoc Open Film Studio

The founding date of the St. Petersburg Documentary Film Studio is considered to be 1932. For almost 90 years of its existence, LenDoc has released more than a thousand documentaries. In 2012, a multifunctional art space appeared at the studio. Today, the Open Film Studio has a production and film production base, a film school with programs for children and adults, a recording studio and a bar. The White Hall becomes the venue for lectures and master classes, film screenings, theatrical performances and creative meetings.

Web-site: <http://lendocstudio.com>



Lumiere Hall

This space is located on the Obvodny Canal embankment. Creative space includes 2 galleries, 12 rooms ranging from 20 to 1 500 square meters and co-working. Lecture spaces are equipped with projectors and flipcharts. Multimedia room with the possibility of projection on the floor, walls designed for presentations in the new format. Lumiere Hall creative space regularly holds movie nights and exhibitions from the series "Revived Canvases".

Web-site: <https://www.lumierehall.ru/>

New Holland

This is a multi-use complex. Almost every day on the island they give lectures, play concerts, invite guests to exhibitions and master classes. In winter, there is a skating ring, in summer-an open-air coworking. The "Bottle" contains cafes, shops and creative spaces under one roof. New Holland received an international award for sustainable development Green Mobility Award 2019.

Web-site: <http://www.newhollandsp.ru/>



Nikolskiye ryady

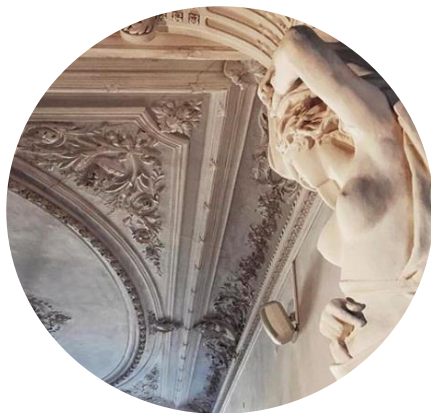
In the yard of the former Nikolsky market, benches and open-air coworking area were installed, and food and drinks are offered in the food courts. In future, gastronomic festivals will be organized in the space. Within five years, the rows will be finished and places for citizens' recreation will be placed there.

Web-site: <https://sadvaya62.ru>

Osobnyak Sleptsova

In a historical building, built in the first third of the XIX century, opened a creative space. The atmosphere of the ancient mansion is enlivened by the coffee house Adept Coffee To Go, hookah based on Gogol's work "Dead Souls", beauty studio "Millisa", time cafe "Molodost", an Israeli bistro SAVIV, an authentic Thai cafe Chang Cafe, second hand vintage clothing "Lisy-Sektanty" and other institutions.

Web-site: https://www.instagram.com/osobnyak_sleptsova



Palma

The Palma's loft space consists of four floors, the Theatre Hall with its performances, concerts and exhibitions held under the chandelier, the Corner Coffee house on the first floor, and the "Nebo i vino" on the top floor with panoramic view of the historical part of St. Petersburg.

Web-site: <https://palma.spb.ru>

Sergey Kuryokhin Contemporary Art Center

Established in 2004. The Center aims to bring together talented avant-garde artists, create a cooperation platform and popularize all types of contemporary art (with particular attention paid to media art). To this end, the Sergey Kuryokhin Prize was established, which is awarded in the following categories: Pop Mechanics Gran Prix, The Best Curatorial Project, Poetic Performance and The Best Work of Visual Art. Each year, the project hosts SKIF, Electro Mechanics and Ethno Mechanics music festivals, as well as the Video Art festival. The Center organizes exhibitions, concerts, master classes and film screenings.

Web-site: <https://kuryokhin.net>



Sevkabel Port

Creative space was opened in 2017 on the territory of the former plant on Vasilyevsky Island. The space locates on its territory creative quarter, areas for games and sports, places for recreation, and even descent to the water and piers. The project has been implemented since mid-summer of 2017, being a venue various cultural events, concerts and parties. The first big party, Ballantine Boiler Room True Music, was held in June 2017. The project is scheduled for completion by 2024.

Web-site: <https://sevkab.ru>



Street Art Museum

Street Art Museum is a museum located on the existing production, has no analogues in the world. The territory of the museum is divided into two zones - a permanent exhibition on the existing production of the Plant of laminated plastics and a public platform, where temporary exhibitions and public events are held. In the closed territory of the plant there is a permanent collection of monumental murals by modern street artists. The experimental summer public playground was first opened to the public in 2014, having become a venue.

Web-site: <https://streetartmuseum.ru>

Third Cluster

This is the BS Art Development Group project, opened in 2013. The three-storey space cluster is mostly occupied by gastronomic places, such as: Creative Loft Factory, Tea Loft, Pier 8/4 bar, SmokeMeRoom hookah bar, Vino Vino wine bar, Glazur i Kofe coffee shop, Bez Priborov street food. There are also Idiotstyle и Sasshatattooing tattoo studios located in the project premises. Every weekend the Third Cluster hosts cultural events.

Web-site: <https://bs-realty.ru/3cluster>



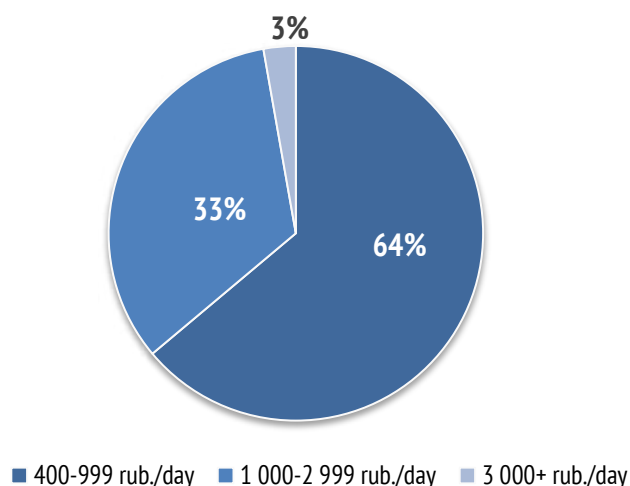
Tsarchitector

This is a creative cluster on Bolshaya Konyushennaya Street, 9. The cluster will develop bars, restaurants, art spaces and showrooms within the walls of Sleptsov historical mansion on the most fashionable street in St. Petersburg. The cluster has already included the space in the new format from the creators of Ziferburg, Civil.

Web-site: <https://vk.com/tsarhitektor>

2 Competitive analysis of the market of coworking and creative spaces in St. Petersburg

Coworking spaces by prices



The cost of renting a mini-office (for 2-4 people) on average in the city is about 23 000 roubles / month, which is half as much as in Moscow. An hour of renting a meeting room costs on average about 1 000 roubles per hour, a lecture hall 3 000 roubles per hour, a conference room 3 000 roubles per hour, which corresponds to the rates in Moscow.

Rental rates

Type of space	rub./day	rub./month	rub./month
Classic	650	9 700	13 300
Specialized	1 050	10 900	11 400



Photo: Coworking «Clockwork time» | Source: <https://coworking-guide.ru/sankt-peterburg/clockwork-time>

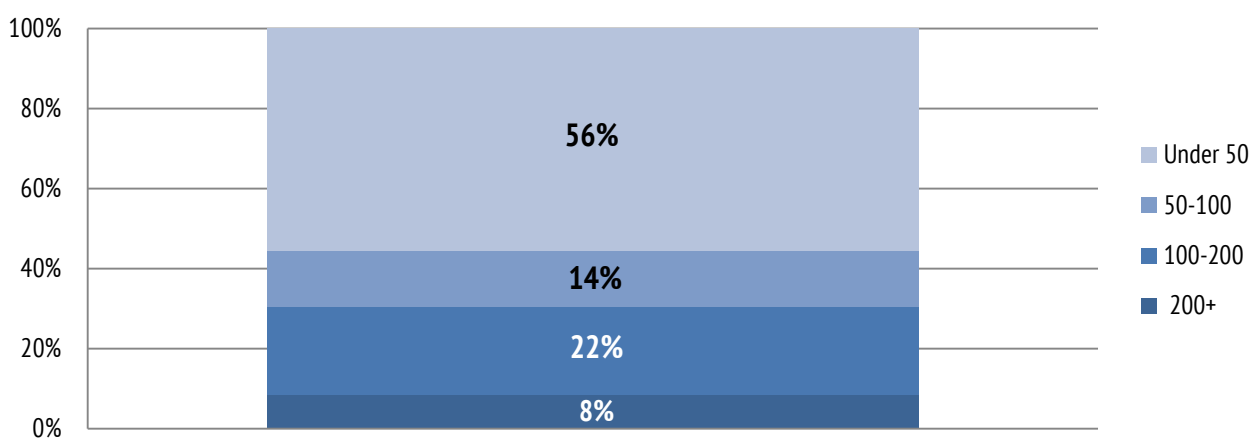
The total area of coworking spaces in St. Petersburg as of December 2019 is 22.4 thousand m². They are designed for 3-5 thousand workplaces. Most coworkings are relatively small and can accommodate 40-70 people.

In the last quarter of 2019 in St. Petersburg launched five coworkings (Practicer Line, Bureau 26, CoCo, Communa, SkillLab) with a total area of 2.1 thousand m² for 324 jobs. All objects are of a classical type.

10.45% of objects function in open space only format. Open space format is successfully applied when an employee can move around during the day, choosing a place where it is possible not only to work at the computer, but also to talk to others, meet visitors, think in silence, etc., but such coworking spaces are small in area (22% of the market by area).

One third of the objects combines open space zones and mixed space offices (various meeting modules, giving privacy and isolating noise). In this format, each group at the time of discussion occupies its own module, getting comfort at their meeting and not disturbing others. Such objects are larger, they account for 61% of the market by area. The average ratio of open space to offices mixed spaces is 30% to 70%. Service offices without common areas - 23% of the objects. 75% of the flexible spaces do not exceed 500 m² in area⁵.

Distribution of coworking spaces in St. Petersburg by number of seats (based on data available), %



⁵ The entry of international coworking networks to St. Petersburg market is still unlikely : <https://welcometimes.ru/news/vyhod-mezhdunarodnyh-setey-kovorkingov-v-peterburg-poka-maloveroyaten>

2.1. STEP-analysis of factors influencing the market of coworking and creative spaces

STEP analysis allows tracking factors that can affect the business, shows the direction of change in the business environment.

Social factors	Technological factors
<ul style="list-style-type: none">▪ Popularization of shared economy principles among citizens of Russia and St. Petersburg in particular;▪ Growing number of coworking spaces for young people and students: coworking spaces in such universities as ITMO and Polytech were opened, own coworking network of the Agency for Strategic Initiatives (ASI);▪ Z and Alpha generations support coworking formats as a part of sharing economy concept, because it is oriented on their key values: mobility, environment protection, “lagom”, etc.;▪ United Nations organization reported that living standards in the world increased by 66% over the past 10 years. This inevitably led to a significant change in consumer preferences, core values and higher demand to the workplaces among the population. “Demand creates supply” and those requests that cannot be satisfied in standard offices are satisfied by coworking spaces.	<ul style="list-style-type: none">▪ High percentage of computerization and Internet accessibility make it possible to establish workplaces not only in specialized office centers but almost everywhere;▪ Due to the development of technologies, individual entrepreneurs can easily provide their services via the Internet. In 2020, the share of e-commerce in the Russian retail market for the first time exceeded 10%. The need for everyday office visits for employees disappears and offices become unprofitable for employers.



Photo: Coworking «Kontekst» | Source: <https://vk.com/contextplace>

Political factors

- The development of gig economy has led to the fact that in 2019 Russian government introduced a special tax regime for self-employed workers, which is lower than tax rate for office workers;
- Since 2021, the Law regulating aspects of distant work will come into force in Russia. This fact should increase attraction of coworking spaces for office employees. Nevertheless, there is still no such definition as “Coworking” in Russian legislation and this may be the reason for unattractiveness of such type of business for investors;
- In Moscow government started to offer subsidies for commercial coworking spaces which organize on its territory free Business Services Centers;
- Since 2021, Russia will introduce tax benefits for IT companies (reduction of income tax to 3% instead of 20%). As we know, IT companies usually are the main clients of coworking spaces.

Economic factors

- Growing gig economy (The gig economy is the growing market for temporary workers hired for small jobs. In 2023, the projected gross volume of the gig economy is expected to reach \$455.2 billion;
- General growth in market costs for rent, electricity and office maintenance forces more and more companies to leave standard offices and move to coworkings, because usually internet and cleaning services, printing facilities, stationery, meeting rooms etc. are included in the price for workplace in coworkings;
- But at the same time there was a significant amount of economic fluctuations because of the pandemic, such as high unemployment, high inflation, restrictions for several types of businesses etc. All this factors affect negatively on residents and reduce their solvency.
- Despite all the controversy, the coworking space market is very attractive to investors. In St. Petersburg, experts predict a 40-50% growth per year in this segment.

Thus, economic and social factors may have a negative impact on the coworking and creative space market in St. Petersburg, due to the pandemic and the worsening economic situation in the country and in the world, as well as the growing interest of consumers in sustainable consumption, so companies need to develop in line with sustainable development goals. The opportunities in this market today are political stability and unsaturated market, so companies need to develop using international experience and technological progress.

When planning strategically, companies need to take into account these risks and opportunities, as well as explore factors at the level of their business.

2.2. International coworking spaces networks in St. Petersburg

Now only Regus and Technopolis are represent in St. Petersburg international companies, whose projects are developing in a network format.



Regus is the world's largest network of workspaces and coworkings. The network has almost 3 000 business centres in 900 cities and 120 countries.

The company offers office space for one person as well as for the whole team, the possibility to rent meeting rooms and work anywhere in the world. The company also offers a virtual office

service. You can place your office in the most convenient places on the planet with services for mail processing and receiving phone calls and access to the global network of business lounges.

Web-site: <https://www.regus.ru/>

UMA coworking network by Technopolis Group is located in 11 cities. "Technopolis Pulkovo offers access to the UMA network of open offices, where members can take advantage of 12 Technopolis UMA sites in 5 countries.

The company provides a workplace, information support for Technopolis employees, high-speed Internet, printing of documents, free transportation from the subway, bicycle parking and showers.



Among the anchor residents of the Technopark are PJSC Gazprom, Fertoing, Schneider Electric, Aeroflot, Rosavtodor, Transneft, Metso, Valmet.

2.3. Expansion of the St. Petersburg coworking spaces network “Praktik”

“Praktik” is the largest network of coworking spaces in St. Petersburg today. It includes six objects. Coworking spaces of this network are also located in Moscow and Velikie Luki in the Pskov region. Among the company's clients are Gazprom Neft, Yandex, BNP Paribas. All offices are located in the city center. Entering suburban market, according to representatives of “Praktik”, the prospect of 2021-2022, when the demand for coworking spaces in such areas will be able to provide the necessary occupancy.

Now the St. Petersburg coworking spaces network is aimed at international expansion. Belarus is the first stage. The area of the first coworking space “Praktik” in Belarus will be 3.5 thousand square meters with the possibility of expansion up to 8 thousand square meters, according to the official report of the company. Investments into the opening of the site will amount to \$600 per 1 sq. m., i.e. the project may cost the company \$4.8 million in total. The company emphasizes that the amount of necessary investment is comparable to the costs of opening a similar facility in St. Petersburg.

According to the estimates of “Praktik”, the residents of the flexible office will be the leading gaming companies in Minsk. A startup accelerator will be created on the basis of coworking space. The site in Minsk will begin its work in February 2021. Now the “Praktik” is already discussing with investors the launch of the project in Warsaw.

Some experts believe that in Belarus “Praktik” will face serious competition, the market is represented by both local players (Takeoff) and international operators (Regus). In the long term perspective, Belarus is a very attractive market

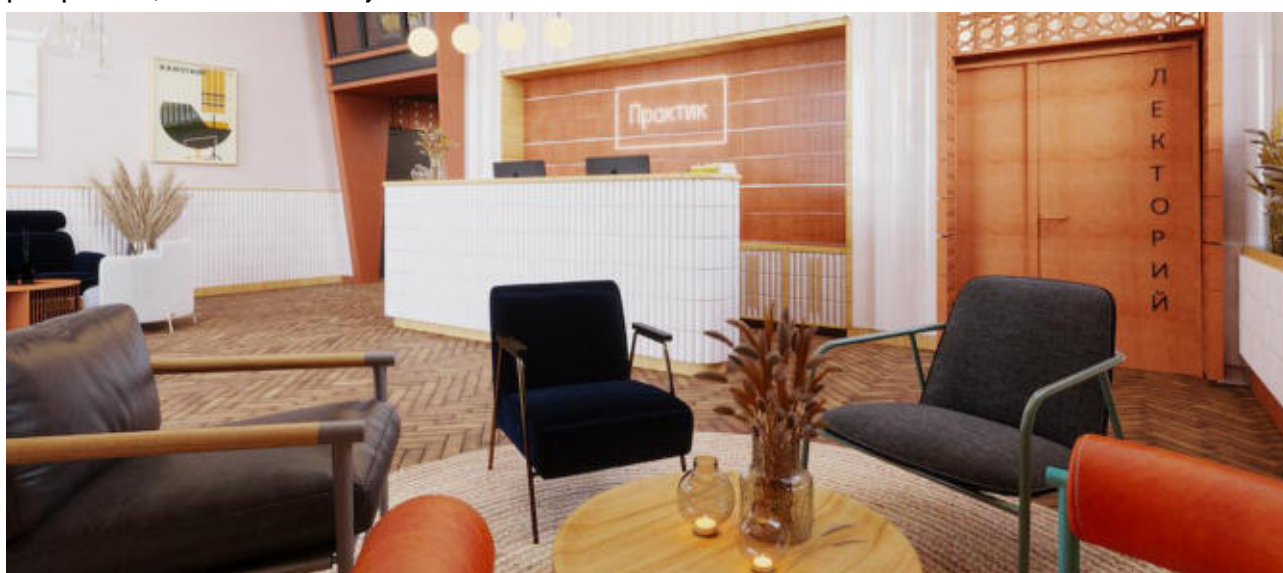


Photo: Coworking «Praktik» | Source: <https://realt.onliner.by/2020/06/17/v-minske-otkroyut-kovorking>

3 Evaluation of factors of investment attractiveness of the coworking and creative spaces market

The office real estate market remains one of the most commercially demanded among investors and developers - in the first half of the year the segment accounted for almost half of the total investment in the real estate market.

Such growth in this area is due to two components:

- a large number of empty premises;
- a large number of start-up entrepreneurs who are not ready to invest in the rental of premises and installation of equipment in them. They are willing to invest as much money as possible in business development.

According to open space today the volume of this market segment in Moscow **has already grown by 65%⁶**.

Such business for large developers does not bear practically any risks, as for co-correction they can use unsold space. They do not have to rent any premises at all.

Investors of coworking projects are interested in their short payback period and small investments. Thus, the payback period of 2.5 years is considered quite decent, and the investment is only 15-36 thousand roubles per square meter.



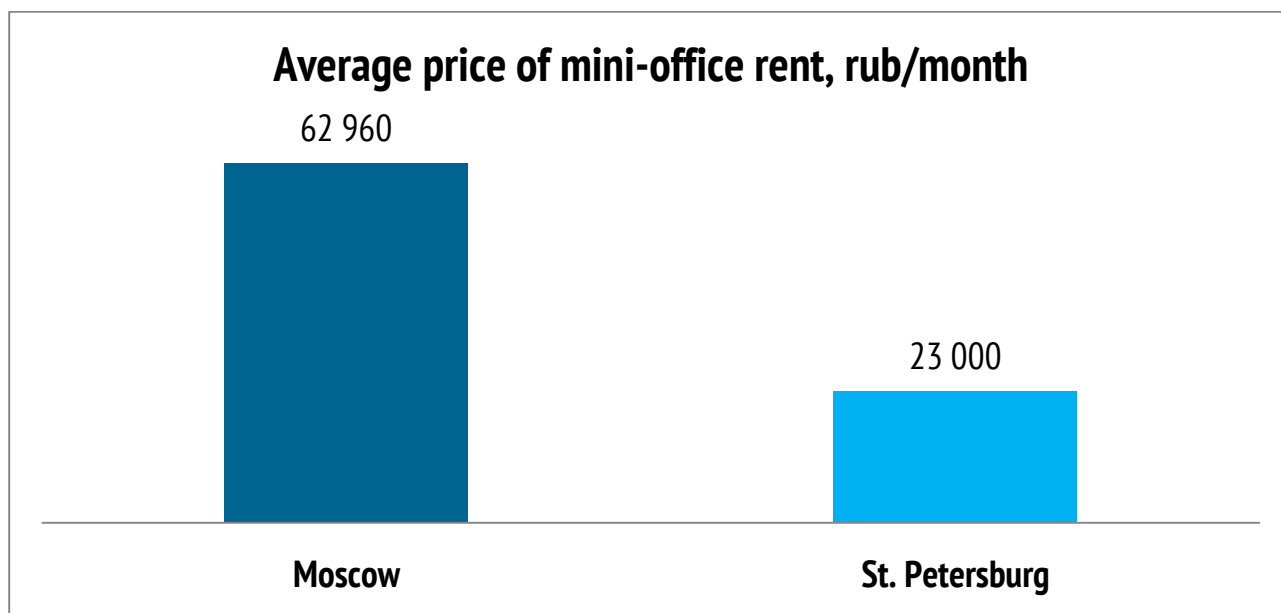
Photo: Coworking «Pushkin» | Source: <http://pushkin-coworking.ru/>

⁶ <https://openspace.today/ru/article/experts-predict-the-investment-attractiveness-of-coworking>

The complexity of business is in the right selection of space for a flexible office - it should not be close to other coworking spaces. Ideally, if the site is owned or the operator rents it in the class B offices sites.

Rent in class A office sites carries more risks, as it can pay off only with a low rental rate frozen for 10 years, and provided that the operator itself rents the office space at a higher price. The office should be located in a place convenient for people, preferably in business districts with good transport infrastructure. The payback of coworking space requires a 70-80% occupancy rate and a 5-10% vacancy rate.

The average cost of renting an office in Moscow for 2-4 people in Q1 was 62,960 roubles per month, in Saint-Petersburg it was several times less than about 23,000 roubles per month. Rental of a service office for 1 person in the cities is about the same. An hour of renting a meeting room costs an average of 1,295 roubles, a lecture hall - 3,390 roubles per hour, a conference room - 5,185 roubles per hour.



The St. Petersburg market of coworking spaces is almost three times smaller than the Moscow market by the number of objects and 5 times smaller by area. And this gap continues to grow.

In Moscow there are over 180 coworking sites and over 15 network operators with the total area of 232.2 thousand m². In St. Petersburg this figure is 22.4 thousand m². They are designed for 2.5-3 thousand workplaces. Most coworking spaces are relatively small and can accommodate 40-70 people.⁶ The potential for growth is immense.

On the one hand, it is natural, given the different size of urban economies. The Moscow market is not only much larger in nominal terms, but also more attractive for investors than St. Petersburg. Demand and prices in the capital are much higher, as is the willingness of companies, including large ones, to experiment with placing employees in coworking spaces.

In Moscow, the level of business activity and the overall need for office space of various formats, including co-corrections, is higher. At the same time, coworking spaces of higher quality, often located in high-class business centres, including Moscow City, are more common than in St. Petersburg.

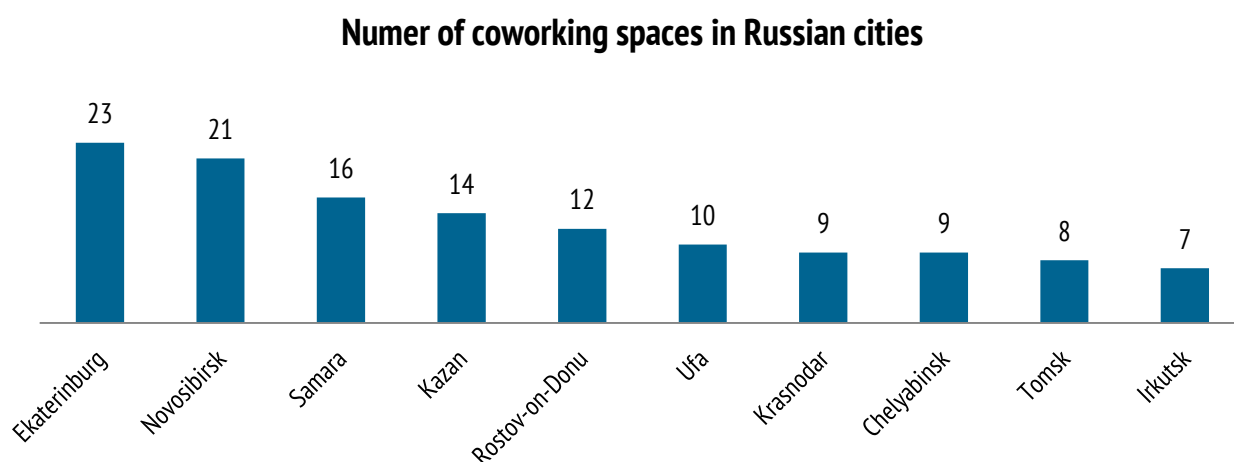
The capital already has network operators, including those with global experience, also aimed at corporate clients, so the competition will be significant.



Photo: Coworking «Communa» | Source: <https://vk.com/communaspace>

3.1. Trends in coworking spaces development in Russia

The average cost of a workplace rent in the Russian regions was 3,600 rubles per month



Moscow and St. Petersburg are in the forefront of coworking spaces development in the country, however, in other regions of Russia there is also a growing interest to coworking spaces. Although the gap is significant for the nominal number of spaces, the numbers look comparable for the amount of sites per capita.

For example, the population of Yekaterinburg is 1.483 million people, and for every 64 thousand people there is 1 coworking space. 16 of them were opened in 2018. Yekaterinburg has an operating international operator Regus, and there are also specialized spaces for carpenters, seamstresses and hairdressers.

In Novosibirsk, 1.613 million people account for 21 coworking spaces, or 1 for 77,000 people. More than half of them were opened in 2018. Among them, there are also creative spaces: "Sew easily", as well as coworking space for women "Between us, girls. There are also industrial spaces, such as "CNC Studio".

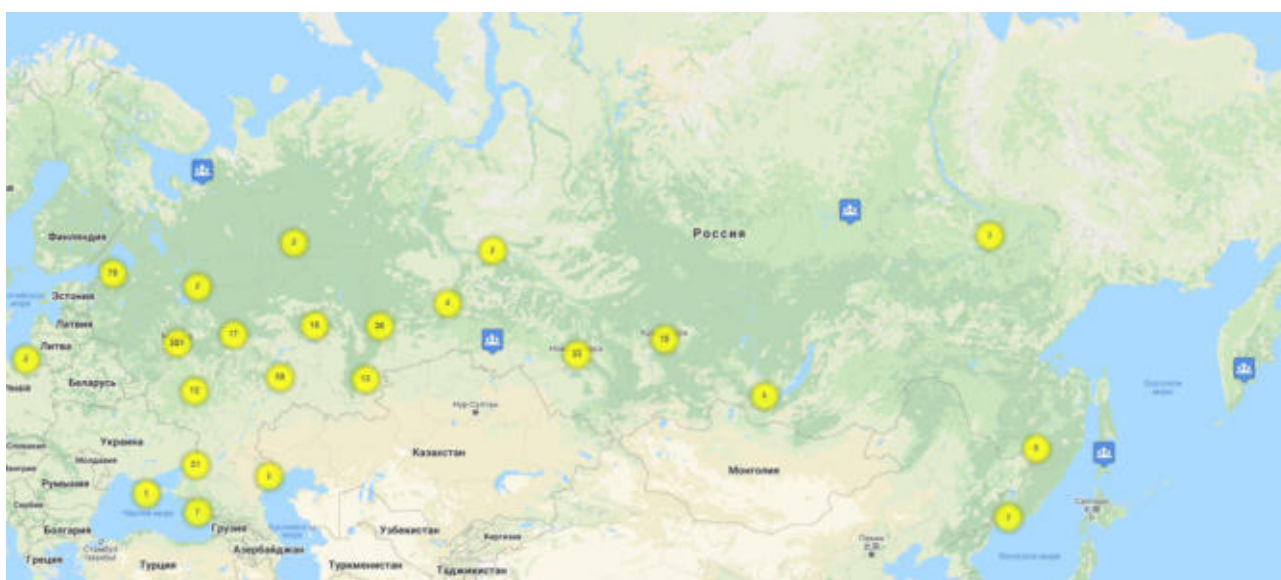
Samara has 16 coworkings for 1.157 million people (or 1 for 72 thousand people), 8 of which are opened under the brand "Anik" - the largest regional network. Anik coworking spaces have also been opened in Penza, Voronezh and Togliatti. In total, the network has 15 sites.

In Kazan there are 14 spaces for 1.257 million people or 1 for 89 thousand people. There is only one network coworking space GrowUp, which is also represented in Moscow and St. Petersburg.

In Rostov-on-Don there are 12 spaces for 1.137 million people (1 for 94.75 thousand people). At the same time, 7 of the 12 coworkings have a total area of more than 200 meters, the rest are small coworking spaces and anti-cafe. However, coworking spaces with access to equipment and tools also gain popularity.

In Ufa the number of coworking spaces is lower and makes 10 sites, with a comparable population of more than a million people. The functional diversity is also mainly limited to the classic type of spaces.

Map of coworkings located in Russia (based on data by kovorkingi.ru)



On the basis of the data above we can see certain regularities in the creation of coworking spaces in Russia. First of all, the number of sites is proportional to the level of business activity in the region, so a large gap between two capitals and cities with a population of millions is natural. At the same time, it cannot be said that the number of population directly affects the number of sites. In this context, it is more about the structure of the economy, since as a rule, users of the sites are freelancers, small start-ups and much less frequently corporate clients, and the demand affects the supply.

4 Analysis of needs and opportunities in sustainable development issues

A Harvard Business School study found that companies with an advanced sustainability management culture deliver better financial results, including higher return on equity, return on equity (ROE) and return on assets (ROA). Researchers suggest that the results were achieved through a better corporate governance structure and more constructive interactions with stakeholders.

When any investment and financial decisions are made taking into account their social and environmental impact on companies and society as a whole, the concept of sustainable business becomes a powerful factor in strategic development, strengthening reputation and competitiveness, as well as increasing market capitalization.

The company's social responsibility and its care for the environment are now becoming one of the most important criteria for assessing its reputation risks. A company that maintains transparency in this respect inspires greater trust among its stakeholders and possible partners.

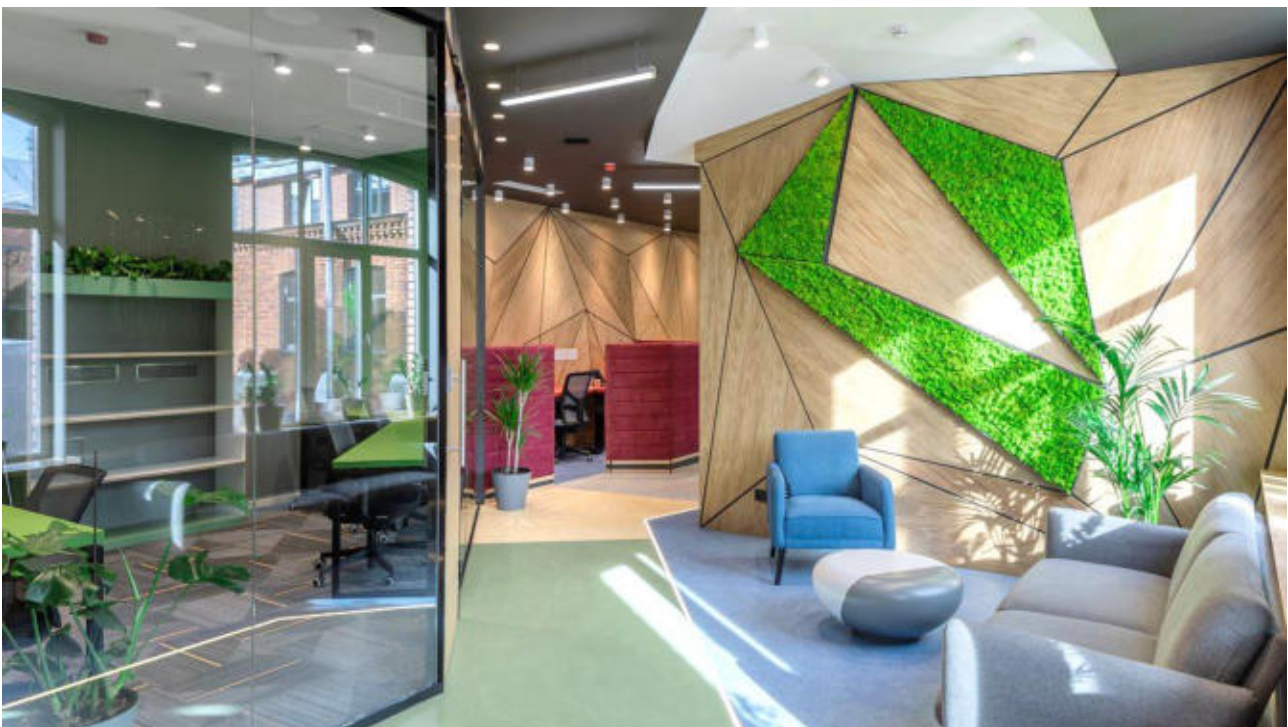


Photo: Coworking «Praktik» | Source: <https://vk.com/praktik.work>

4.1. International trends

Coworking spaces are becoming increasingly popular not only because of the increasing number of freelancers, but also because of startups, for which it is too expensive to maintain a permanent office.

In world practice, in addition to creative solutions for coworking spaces, such as: the availability of spaces for physical activity, coworking spaces with full-time professionals, spaces for children and parents, thematic coworking spaces for writers, designers, etc. There is a trend towards sustainable solutions, sustainable business, which has a long-term effect, adhering to 17 UN sustainable



development goals. Many coworking spaces promote responsible consumption and apply it in their work.

Village Underground coworking space (<https://www.vulisboa.com/>) in Lisbon is designed from old shipping containers and former buses, converted into offices, studios

and meeting rooms. The space reminds residents and residents that the future is about responsible consumption and that any subject can be thought of as a worthwhile use in another sphere.

In Hong Kong CoCooning coworking space (<https://www.coworker.com/hong-kong/hong-kong/cocoon>) is built of natural materials (bamboo floor, non-toxic paints on the walls, drought resistant plants).

In Oslo on the roof of the Greenhouse coworking space (<https://www.greenhouseoslo.no/>) is a garden with a farm. The farm can be booked for various events. In the basement there is a microgreen mini farm. Microgreen is a young shoot of plants that are eaten. They have become a fashion trend in the field of healthy food.



Green Spaces coworking site (<https://www.greenspaces.com/>) in the U.S. is completely environmentally friendly, locating wooden flower beds for plants, a natural garden with outdoor seating, car and bike rental. Green Spaces is powered by solar energy, and the finish is made of organic materials.

Norrskan House coworking space (<https://www.norrskan.org>) is located in Sweden. It positions itself as a company that wants to make the world a better place by implementing technology and creating an environment for more effective problem solving.

Norrskan supports entrepreneurs in two ways. The first is through a co-working space for 425 entrepreneurs in Stockholm who are engaged in sustainable development goals. Second, through a venture capital fund that invests in companies with the potential to improve the world that solve global problems.

Their mission is to prove that investing in business support is effective and appropriate. They believe that entrepreneurs building rapidly scalable businesses are the best choice to address the most complex and greatest challenges, such as hunger, poverty, environmental issues, mental health and integration.

Norrskan is a sustainable business that aims to improve global performance. They are engaged in promoting the UN goals in Sweden. This is a coworking space that not only provides places for residents working on sustainable development goals, but also provides material and technical support.



Photo: Coworking «GrowUp» | Source: <https://www.kovorkingi.ru/kovorking/growup/tariff/3a47dc6d07>

In the UK there are also places with emphasis on sustainable development. The Innovation warehouse coworking space (<https://innovationwarehouse.org/coworking/>) in London is designed for companies and residents who have the intention to turn their business into something significant. The Innovation warehouse includes not only a coworking space, but also a center for sustainable responsibility, a center for longevity and support for business development.

The Center for Sustainable Responsibility focuses on sustainable business promotion at an early stage, an investment that is considered through a principle:

People + Planet = Social + Environmental Awareness



The experience of Denmark shows how the Sustainable Innovation and Entrepreneurship Institute KPH Projects (Disie Space coworking) can be created from coworking space, following the goals of sustainable development <https://disie.dk/spaces/>. The space is designed for talents who through their businesses create both local and global influence and contribute to the achievement of the 17 UN sustainable

development goals.

Through various events and networks, they supported more than 2,500 entrepreneurs in their mission to create a better world. They now host more than 40 entrepreneurs and startups and provide entrepreneurship advice to those working with sustainability. In 2019, coworking space was transformed into the Danish Institute for Sustainable Innovation and Entrepreneurship.

They are currently implementing the Innomap project, which consists in measuring the company's impact on people, the planet and society, classifying each of the sustainable development goals. The goal is to establish a knowledge and understanding of impact that will enable all types of organizations to become frontline actors on the path to a sustainable world.

Thus, the experience of coworking spaces in foreign countries shows how the business structure of companies is changing in accordance with the sustainable development goals. They pay more attention to ecology, health and society. In accordance with these trends, the co-correction market in St. Petersburg should develop.

4.2. Analysis of sustainable development opportunities for coworking spaces in St. Petersburg

The development of coworking spaces in St. Petersburg is in a creative direction. The trend for sustainable development has not yet gained popularity. It is in the early stage. Very few sites pay attention to it.



To develop a sustainable business, one can start with separate garbage ("Dom gnoma"), use energy-saving lamps, and environmentally friendly products in the kitchen. Flexible spaces can form a culture of healthy consumption.

For example, in coworking space "Otkrytoye prostranstvo" they protect human rights,

teach to separate waste fractions and treat animals with care, promote the values of feminism and tolerant attitude towards all people regardless of her or his race, ethnicity, gender, personal qualities, abilities, sexual orientation and appearance.

Popular trend in coworking spaces market is investment in startups, for example in space "404 Hub". They invest in projects at early stages of development, share experience and provide legal support. This trend needs to be further developed and linked to sustainable development goals.

Therefore, the flexible space market in St. Petersburg is beginning to develop in line with international trends, it has a high potential for growth, as many companies that have already scaled up in St. Petersburg are thinking about entering international markets, about improving their business, and for this it is necessary to develop the concept of sustainable business. In the long term, coworking spaces, which will provide not only workspace, but also support and development of its residents, will succeed.



5 Information about the industry, events taking place in the world and in the border regions between Finland and Russia

Russia and Finland, as bordering countries, cooperate in the subject of flexible spaces. As part of the cross-border cooperation program to support joint projects on the external borders of the EU with funding from the European Union, the Russian Federation and the Republic of Finland, a Russian-Finnish coworking spaces network has been established.

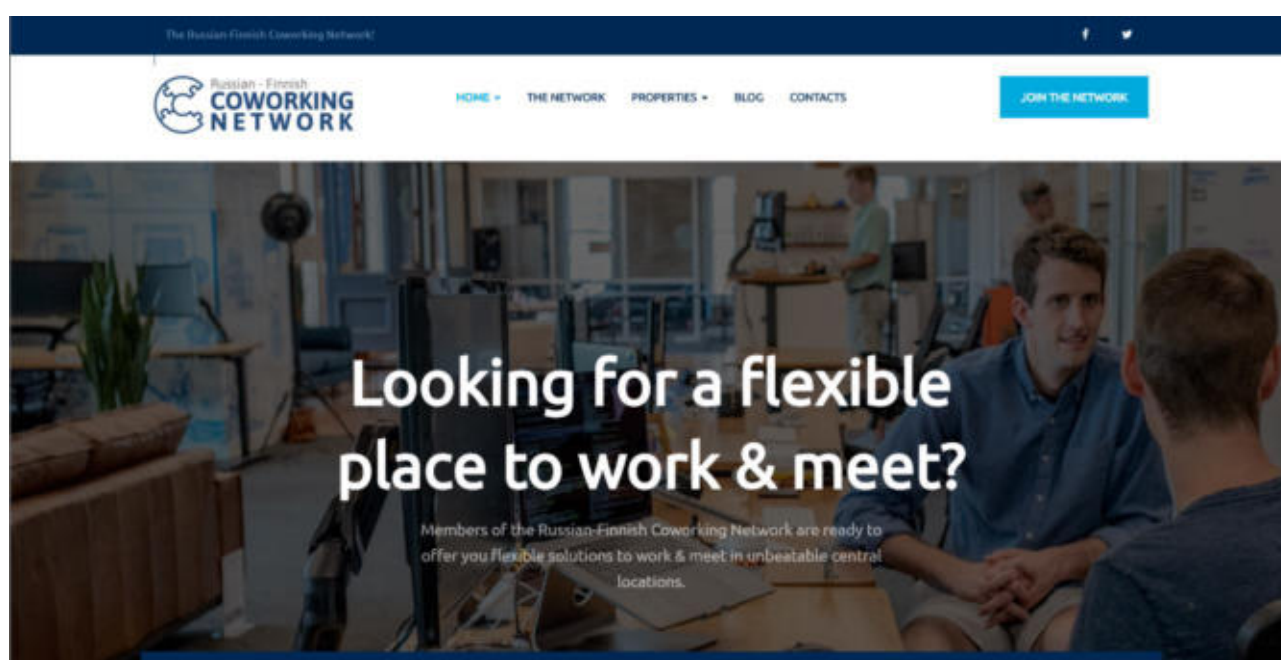
The Russian-Finnish Coworking Network (RFCN)

Web-site: <http://coworking-network.info/index.php/the-network>

RFCN is a network that brings together an independent and carefully selected collection of coworking spaces, offices, flexible offices and creative spaces in St. Petersburg, Kotka, Helsinki and other places in Russia and Finland. You can choose a workspace in a cross-border region.

The network was created as part of the Startup Connect project to attract new customers, share best practices, increase brand awareness.

The Startup Connect project aims to support start-up entrepreneurs and develop cooperation between SMEs, as well as to form a community of active, motivated and ambitious business leaders who seek to achieve success in global markets.



The popularity of coworking spaces is growing not only in St. Petersburg, but also in the Leningrad region. The same is true for the state authorities (government). Alexander Drozdenko, the Governor of the Leningrad Region, instructed the government to work out a project to create a network of coworking centers in all settlements with a population of over 10,000 people. Coworking spaces are to be opened by 2024.

The declared goal is to provide young people with modern opportunities for personal and professional development. "Investments can be different - in social facilities, roads, utilities or transport. But there is also the concept of investment in human capital. And coworking centers, which involve residents and open new opportunities for them, are a very good investment in the future," - said Alexander Drozdenko.

The Committee on Youth Policy is responsible for coworking spaces. In 2018, officials already formed project teams in 10 youth coworking centers in Vsevolozhsk, Volosov, Vyborg, Gatchina, Kingisepp, Lomonosov, Luga, Slantsev, Tikhvin municipal districts and Sosnovoborsk city district.



Photo: Coworking «Yasnaya Polyana» | Source: <https://coworkingspb.ru/>

The first spot is opened in the Southern micro-district of Vsevolozhskiy district. The 580 sq. m. building was provided by the developer free of charge. The budget expenditures amounted to 11 million rubles, for this money the site was repaired and equipped. The space has its own computers,

a modern lecture hall, gyms with cardio equipment and equipment for CrossFit, changing rooms and showers, areas for recreation, board games and coffee breaks.

Government initiatives in this area are still rare. At the same time, a network of state coworking spaces "Delu - mesto" has been working in Moscow for several years. Free offices are located in the Business Service Centers (BSC) of the State Budgetary Institution "Small Business of Moscow". Here, in addition to a workplace, you can get advice on business development, attend specialized events, meetings and negotiations.

In June 2019, the **National Association of Service Office and Coworking spaces Organizers (NAOC)** was registered. The founders of the Association were networks of coworking spaces networks "Klyuch", "Meeting Point" and "Mama rabotaet". The Association was established to develop the industry of "flexible" workplaces, represent and protect the interests of participants, popularize coworking spaces and smart offices, form professional standards and improve the quality of services of management companies. At present, it includes 22 companies. One of the latest initiatives of the association was the request to the Government of the Russian Federation to support their proposed package of anti-crisis measures during the COVID-19 pandemic.

There are also awards in the industry of coworking spaces. One of the largest is the award from the annual international real estate information forum ProEstate. Among the finalists of **Russian Coworking Awards 2019** are the St. Petersburg coworking spaces Praktik (Best Architectural Solution, Best Technological Solutions), Page (Premier of the Year), Klass Truda (Best DIY Project), Yasnaya polyana (Best Event Site, Best Communication Platform).



Photo: Coworking «Lidval Space» | Source: <https://vk.com/lidvalspace>

Due to the global pandemic, many industry events have moved to online format. The videoconference **"Coworking as Salvation"** held on June 19, 2020 and organized by the editorial office of NSP.RU with the support of Best Group of Companies was devoted to the development of the coworking industry. Among the speakers were Rafail Gainatullin, Executive Director of the National Association of Service Office and Coworking spaces Organizers (NAOC), and Alexander Terekhov, Head of Business Development Department at Spacepass/Kovorkingi.ru in CIS. The main topic was the coworking industry during the pandemic.

The global events were no exception, and they also went online. The **Coworking Europe Hub** is a virtual venue where panels and interviews are taking place and where the Coworking Europe virtual conference is hosted.

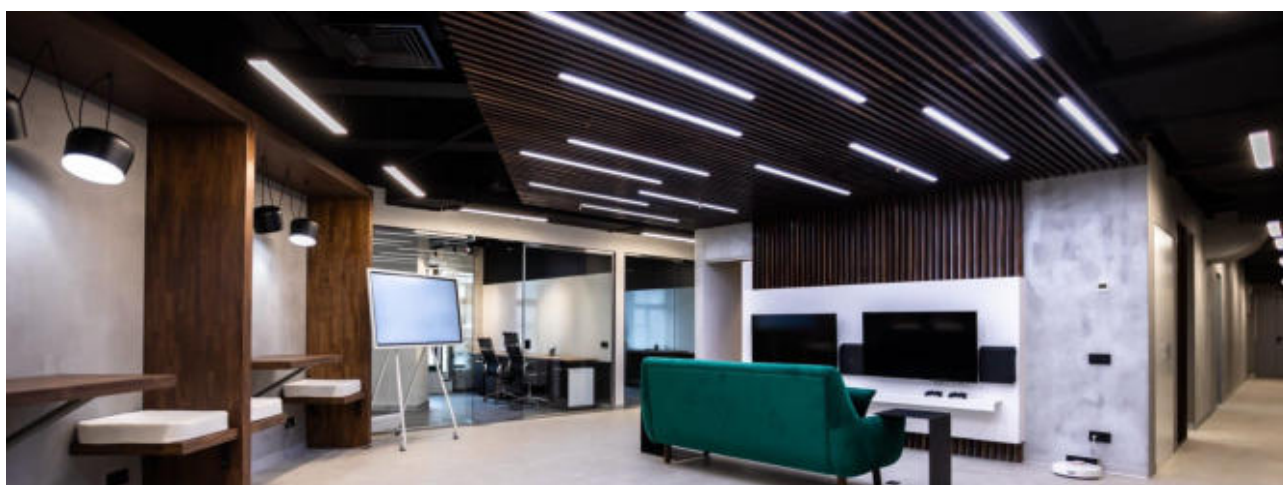


Photo: Coworking «Corner» | Source: <https://www.facebook.com/Corner-%D0%9E%D1%84%D0%B8%D1%81-%D0%B4%D0%BB%D1%8F-%D0%BA%D0%BE%D0%BC%D0%B0%D0%BD%D0%B4%D1%8B-112905053502552/photos>

The Global Coworking Unconference Conference (GCUC, pronounced "juicy") is the largest coworking conference series in the world. Since 2011, GCUC has brought together more than 8,500 game-changers from around the globe. They've hosted 30 conferences internationally (and counting) and they are experiencing unparalleled growth, just like the coworking industry itself. 2020 event was scheduled to be hosted in Seattle, but most likely is going to be held online as well.

Coworking Unconference Asia is the largest event aimed at the Asian coworking industry. 2020 event was aimed at dealing with global pandemic. The main agenda was following "Covid-19 has been devastating to coworking spaces in the short term...but Spring is coming. Demand for local, flexible offices is poised to explode as people emerge from confinement, and we need to be ready. Everything from health and safety, new revenue models and business generation, and tech enabled connections are on the table.

6 Conclusions and forecasts of development of the St. Petersburg market of flexible and creative spaces

According to the results of 2019, the St. Petersburg coworking market showed positive dynamics in terms of supply volume, tariffs (from +2.5% to 8.5%) and occupancy rate (up to 79%). Nevertheless, the St. Petersburg market is considerably inferior to the Moscow market in terms of development dynamics. This gap will continue to grow in 2020.

St. Petersburg now has 65 flexible spaces for 4 710 workplaces, which occupy less than 1% of the office market. The total volume of the coworking spaces and service office market amounted to 4.7 thousand workplaces on the area of 32.6 thousand m².

The market growth for 2019 as a whole by area was 13%. All the flexible spaces opened in 2019 are of the classic type. The share of specialized objects for the year decreased from 12.1% to 9.1%.⁸

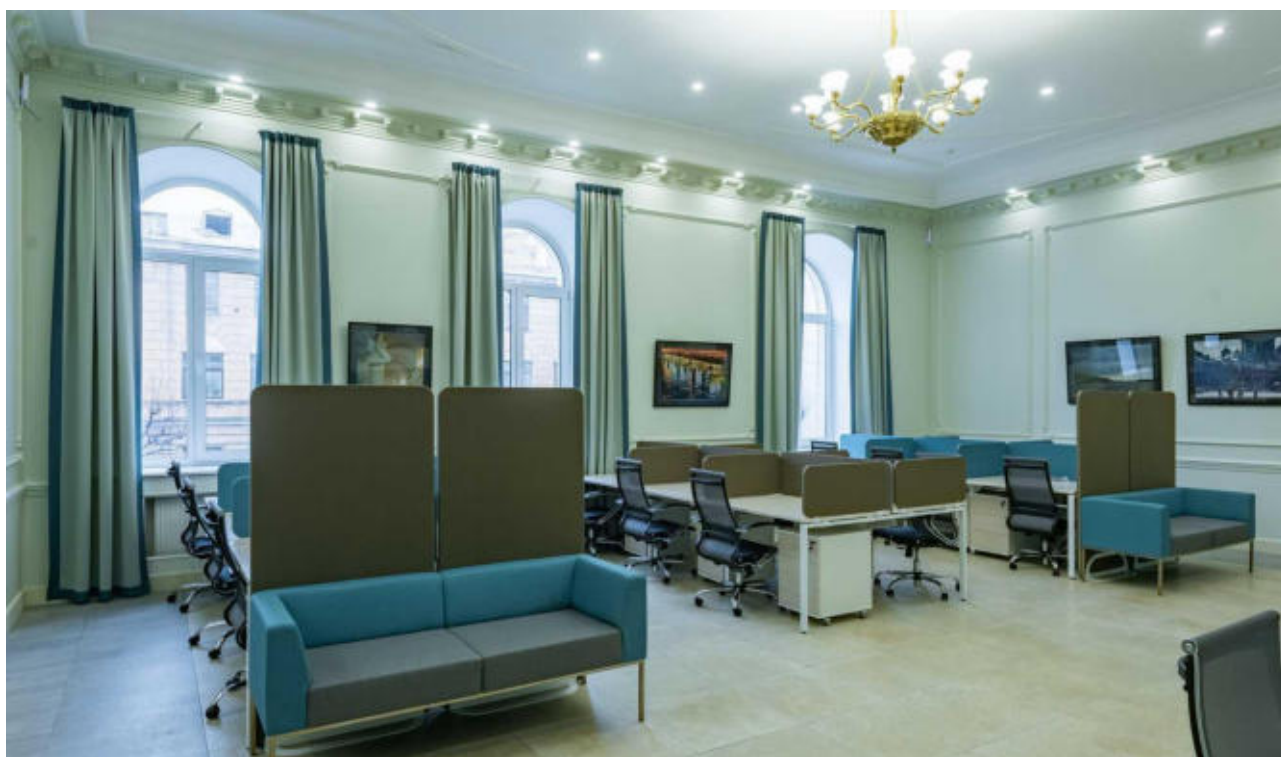


Photo: Coworking «Bureau 26» | Source: <https://3252626.ru/>

The share of network projects of coworking and service offices at the end of the year was 49% by number and 65% by area. The leaders in the flexible space portfolio remain the companies "Office-M", "Praktik" and Regus, in total they own 51% of the area.

The average cost of renting an office for two to four people in Q4 was 26,390 rubles per month. Rental of a service office in St. Petersburg coworking space costs on average 8 thousand rubles per month.

In 2020, taking into account the announced projects, 20-25 thousand m² of flexible spaces may enter the market, which is 3-4 times more than in 2019. In this case **the market will grow by 60-70%.**

The company assumes that international networks are unlikely to enter the St. Petersburg market in 2020. At the same time, the first lease transactions of flexible spaces with large corporate clients are possible in St. Petersburg.



Photo: Coworking «Severnaya Dolina» | Source: <http://biz-space.ru/>

Having analyzed the work of coworking spaces, we can conclude that the permanent residents usually are freelancers, teams, and some companies. Many coworking spaces are not engaged in separating waste, as they do not see it possible yet and believe that in Russia it is not yet very developed. But in the future they would like to separate and recycle waste. As for energy saving, the majority of coworking spaces are of classical type with a lot of office equipment, so they try to use energy-saving technologies.

COVID-19 had a negative impact on the performance of coworking spaces. Many of which have permanently closed during the period of self-isolation. Most of the remaining spaces are temporarily closed and do not work during quarantine, and only a small percentage are operating under quarantine. However, these coworking spaces have reduced the amount of time they operate, as well as the number of workplaces to reduce number of residents. Some sites are only accept residents for emergency meetings. Many spaces that are not opened during quarantine conduct various online courses, trainings, and lectures.

The pandemic has revealed a number of new trends in the coworking market, which will only intensify in the coming months. Among the key trends are: general focus on tenant retention; individual revision of lease terms for tenants with long-term contracts; tariff reduction/reduction for new residents; appearance of new products, tariffs and services; cost reduction; negotiations with landlords of space for coworking spaces regarding revision of terms; revision of development plans.

According to Knight Frank estimates, the number of coworking spaces, or "flexible offices", has increased by 3,500% in the world over the past decade, and the number of people working there has increased by 8,000%. According to the same data, there are at least 18,000 such sites in the world, which can accommodate from 1.7 million people. Despite the pandemic and the closure of many coworking spaces, they will be popular, as in the future the demand for such sites may grow due to the optimization of leased office space of companies. This year will bring new positive changes in the work of coworking spaces and make them more attractive. We forecast a rapid growth in the coworking market in St. Petersburg, as the market is far from being saturated and there are opportunities for opening new offices.



Photo: Coworking «Master play» | Source: <https://master-play.ru/>

6.1. Recommendations for the coworking and creative spaces market in St. Petersburg

It is necessary to move towards sustainable business creation, as it has a positive long-term effect

1. Sustainable development

The system of waste separation, the use of energy-saving lamps, reduction of paper usage, switching to electronic document management, purchasing products with recyclable packaging, telling residents about these initiatives through social networks, mailing lists.

2. Develop on the basis of coworking space a freelance exchange

Take orders from large companies and redistribute and delegate tasks to residents. This will be beneficial to all, as residents will have more customers, freelancers will not have to look for them.

3. Expanding coworking space to an ecosystem

Places for entrepreneurs and startups, which offers its services for business development, innovation.

4. Creation on the basis of coworking space an investment fund

The Fund will promote development of startups related to sustainable development goals.

5. Synchronization of coworking space activities in line with UN sustainable development goals.

6. Application of the best international practices in creative cluster development and sustainable development

7. Creative cluster development, combining creativity and sustainability

8. Develop safety measures for residents, in case of a pandemic

Arrange the space so that it would be possible to maintain a social distance, introduce two office shifts, starting the workday earlier, thus relieving public transport during rush hour.

7 Coworking and creative spaces directory

7.1. Coworkings

7.1.1. Benua Page



Benua Page is a modern and flexible coworking space with comfortable working environment. Renting a workplace in this high-tech space, you obtain a whole infrastructure of a large company.

You are able to choose most appropriate formats for you: dedicated and hot desks in a shared office, private closed offices, conference hall for lectures and trainings, as well as the fully-equipped meeting room (accommodating up to 10 people). Benua Page coworking is all that needed for your business development.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 900 ₺ per day.
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.

Key facts:

- Area: 300 m2
- Capacity: 70 places
- Meeting rooms: 1
- Conference rooms: 3

Pricing:

- 900 RUB/Day
- 14 000 – 17 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 09:00 - 21:00

Contact details:

Tikhoretskiy Ave., 17 lit. B,
St. Petersburg 194064,
Russia
+7 (812) 240 18 90
info@benuapage.ru
<https://spb.pageclub.ru/>

Amenities:

- Wi-Fi
- Meeting facilities
- Lounge areas
- Printing facilities
- Personal lockers
- Beverages
- Parking
- Legal address
- Reception

Price: 14 000 – 17 000 ₺ per month.

- **Private offices:** private, lockable, secure office space to accommodate teams up to 10 people. Furnished with desks and chairs.

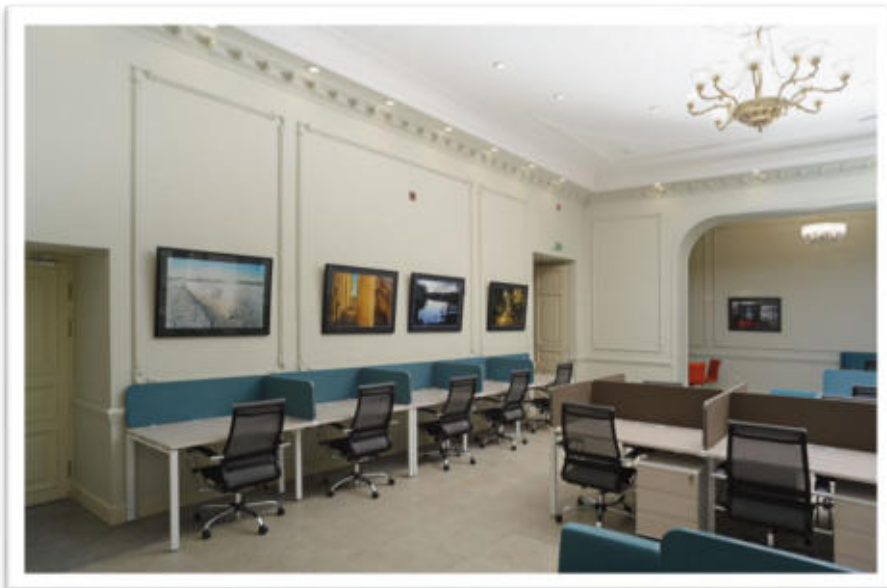
Price: starts from 20 000 ₺ per month.

Meeting and conference facilities

Benua Page has 1 meeting room accommodating up to 12 people. Coworking is a part of the Ferma Benua event complex which beyond that includes restaurant, veranda and creative event space with 3 conference rooms. Detailed information by link: <http://benuaevent.ru/>

 Shower

7.1.2. Bureau 26



Bureau 26 is a modern business space in the very center of St. Petersburg. Their mission is to create a community of proactive and talented people who want to create, develop, help each other and be helpful.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 900 ₺ per day / 10 000 ₺ per month.
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 12 000 ₺ per month.

Meeting and conference facilities

Bureau 26 coworking space has 2 meeting rooms accommodating up to 8-14 people and 1 conference room accommodating up to 50 people.

Key facts:

- Area: 310 m²
- Capacity: more than 100 places
- Meeting rooms: 2
- Conference rooms: 1

Pricing:

- 150 RUB/Hour
- 900 RUB/Day
- 12 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 09:00 - 22:00

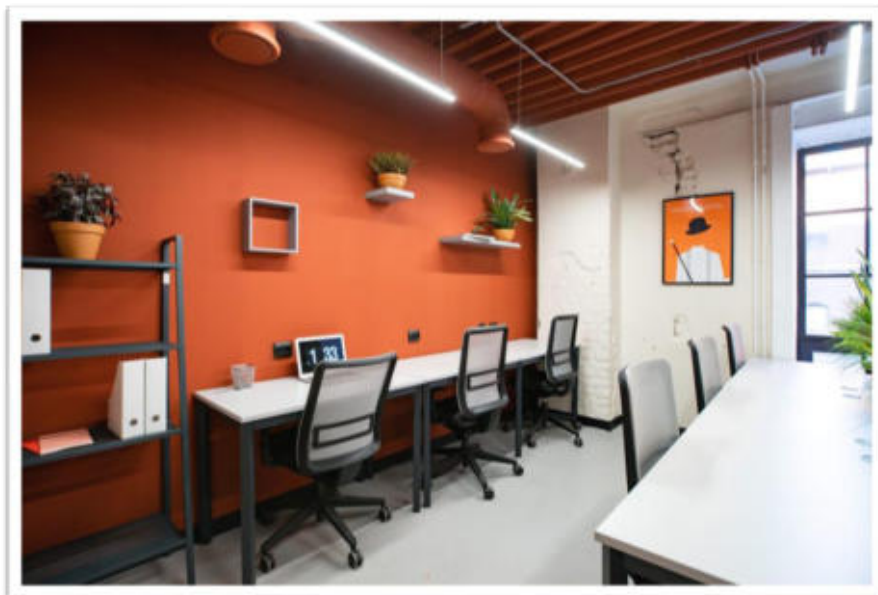
Contact details:

Chaykovskogo Str. 26,
St. Petersburg 191123,
Russia
+7 (812) 325 26 26
bureau3252626@gmail.com
<https://3252626.ru/>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Personal lockers
- Beverages
- Snacks
- Shower

7.1.3. Clockwork time



Clockwork Time (CWT) - author's coworking project of St. Petersburg architectural studio AMG Architects. Our mission is to create a community of freelancers, entrepreneurs, representatives of creative and technological industries.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 900 ₺ per day.
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 12 500 ₺ per month.
- **Private offices:** private, lockable, secure office space to accommodate teams up to 13 people.
Price: starts from 15 000 ₺ per month.

Meeting and conference facilities

Clockwork Time has 5 meeting rooms accommodating up to 10 people
1 conference room accommodating up to 30 people.

Key facts:

- Area: 900 m²
- Capacity: up to 200 places
- Meeting rooms: 5
- Conference rooms: 1

Pricing:

- 400 RUB/Hour
- From 900 RUB/Day
- From 9 900 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 09:00 - 21:00

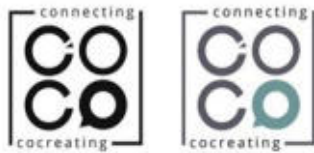
Contact details:

Kurlyandskaya Str., 48,
St. Petersburg 198035,
Russia
+7 (952) 264 04 97
info@cwt.rent
<https://cwt.rent/>

Amenities:

- Wi-Fi
- Meeting facilities
- Lounge areas
- Printing facilities
- Personal lockers
- Beverages
- Snacks
- Shower
- Beer Fridays for residents

7.1.4. Coco



It is a place for meetings, an event platform, a location for shooting, space for work, communication, and place for events.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 1 200 ₺ per day/8 000 ₺ per month.

Key facts:

- Area: 200 m²
- Capacity: up to 30 places

Pricing:

- 250 RUB/Hour
- 1 200 RUB/Day
- 8 000 RUB/Month

Working hours:

- Work days: Mon – Fri
- Work hours: 10:00 - 20:00

Contact details:

Tsvetochnaya Str. 17,
St. Petersburg 196006,
Russia
+7 (911) 167-24-23
<http://coworkingcoco.space>

Amenities:

- Wi-Fi
- Beverages
- Snacks
- Flipchart

7.1.5. Colab



Colab is a comfortable and cozy loft-style office space, located in a historical mansion.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 1 000 ₺ per day / 8 000 ₺ per month.
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 12 000 ₺ per month.
- **Private offices:** private, lockable, secure office space to accommodate teams up to 7 people.
Price: from 30 000 ₺ per month. The space offers long-term rental discounts.

Meeting and conference facilities

Colab coworking space has 2 meeting rooms accommodating up to 6 people and 1 conference room accommodating up to 35 people.

Key facts:

- Area: 218 m²
- Capacity: more than 40 places
- Meeting rooms: 2
- Conference rooms: 1

Pricing:

- 1 000 RUB/Day
- From 8 000 RUB/Month

Working hours:

- Work days: Mon – Fri
- Work hours: 10:00 - 20:00

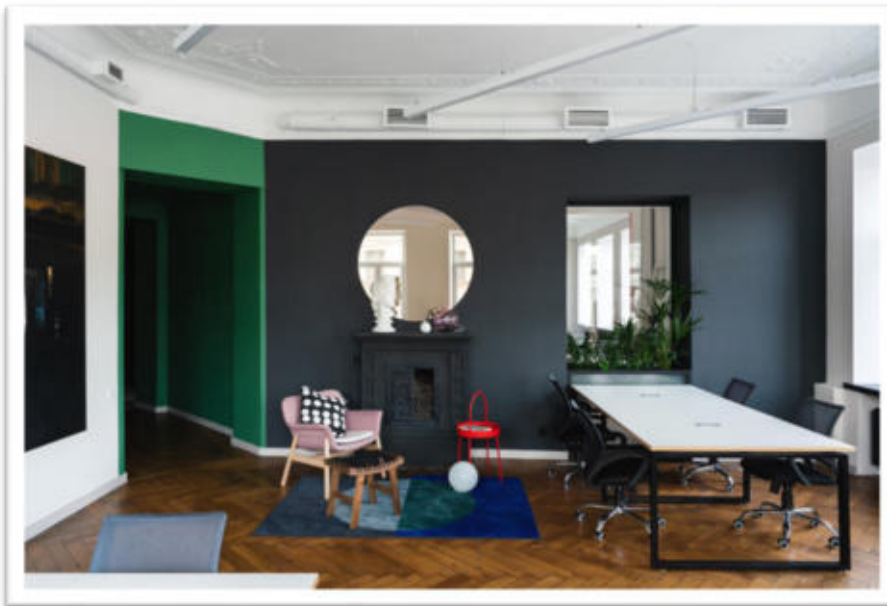
Contact details:

Zvenigorodskaya Str. 9-11,
St. Petersburg 191119,
Russia
+7 (921) 937 75 07
colabspace@yandex.ru
<https://www.colabspace.work>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- 24/7 access
- Beverages
- Parking

7.1.6. Communa



Communa coworking space is about an infrastructure. It is about a service. It is a community. Work remotely, but not alone.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 10 000 ₺ per month.
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 12 000 ₺ per month.

Meeting and conference facilities

Colab coworking space has 1 meeting rooms accommodating up to 8 people.

Key facts:

- Area: 200 m²
- Capacity: up to 30 places
- Meeting rooms: 1

Pricing:

- From 10 000 RUB/Month

Working hours:

- Mon – Fri
09:00 – 22:00
- Sat - Sun
11:00 – 22:00

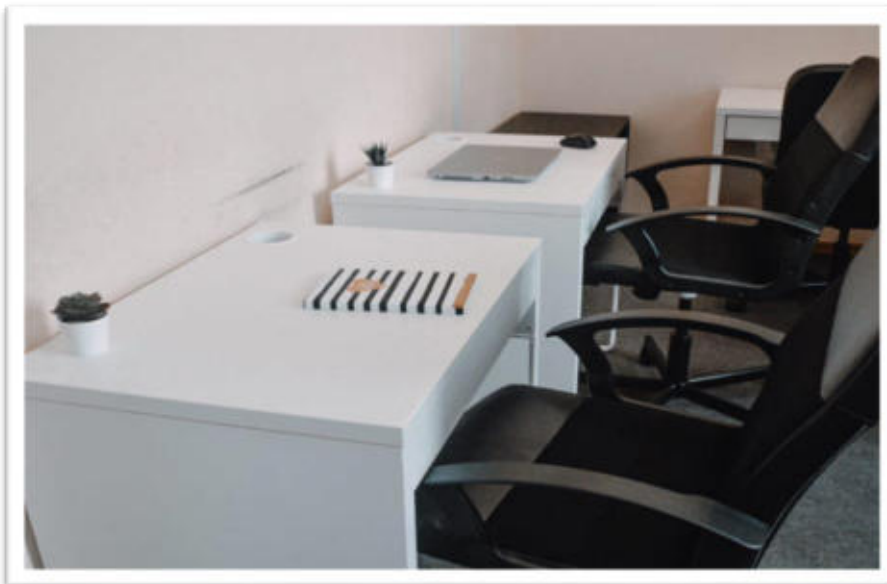
Contact details:

Kirochnaya Str. 19,
St. Petersburg 191123,
Russia
+7 (995) 600 01 55
<https://www.communa.space>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Personal lockers
- Beverages
- Snacks
- Library

7.1.7. Content



Mini-corking for 7 workstations at Content Studio: a separate room, working area, large Scandinavian-

style Meeting Room with LOFT elements.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 800 ₺ per day
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 8 000 ₺ per month.

Key facts:

- Area: 30 m²
- Capacity: more than 7 places

Pricing:

- 100 RUB/Hour
- 800 RUB/Day
- From 8 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 09:00 - 21:00

Contact details:

Kurskaya Str. 27,
St. Petersburg 192007,
Russia
+7 (995) 590 29 69
contentstudio78@gmail.com
<http://contentcoworking.ru.tilda.ws/>

Amenities:

- Wi-Fi
- Printing facilities
- Personal lockers
- Beverages
- Meeting facilities

7.1.8. Coworkspace.Club



The workspace is ideal for designers, constructors and architects. The employees of the owner's company are ready to assist in the implementation of projects.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.

Price: 200 ₺ per day / from 2 750 ₺ per month.

Key facts:

- Area: 40 m²
- Capacity: more than 8 places

Pricing:

- 200 RUB/Day
- From 2 750 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 10:00 - 22:00

Contact details:

Uralskaya Str. ½ office 402,
St. Petersburg 199155,
Russia
+7 (911) 711 93 27
info@CoworkSpace.Club
<https://coworkspace.club/>

Amenities:

- Wi-Fi
- Printing facilities
- Personal lockers

7.1.9. Delu vremya



Coworking space designed for entrepreneurs, professionals involved in their business and anyone who periodically needs a comfortable and accessible workspace with everything they need.

Meeting and conference facilities

Delu vremya coworking space has 1 meeting room and 1 conference room.

Key facts:

- Area: 800 m2
- Capacity: up to 50 places
- Meeting rooms: 1
- Conference rooms: 1

Pricing:

- 50 RUB/Hour
- 1 350 RUB/Day
- 4 700 RUB/Month

Working hours:

- Work days: Mon – Fri
- Work hours: 09:00 - 19:00

Contact details:

Shpalernaya Str. 36,
St. Petersburg 191123,
Russia
+7 (952) 334 44 97
coworking@spb.4dk.ru

Amenities:

- 📶 Wi-Fi
- 👤 Meeting facilities
- 🧹 Cleaning services

7.1.10. GrowUp



GrowUp is a coworking space with accelerator elements that does not ask for a share in your project... Our strength is in partnership with leading experts, foundations, mentors, entrepreneurs in Russia and even the world.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 650 ₺ per day / 7 400 ₺ per month
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 9 200 ₺ per month.

Meeting and conference facilities

GrowUp has 5 meeting rooms accommodating from 4 up to 20 people and 1 conference room accommodating up to 140 people.

Key facts:

- Area: 750 m²
- Capacity: up to 300 places
- Meeting rooms: 5
- Conference rooms: 1

Pricing:

- 650 RUB/Day
- 7 400 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 24/7

Contact details:

Bolshoy Sampsoniyevskiy
Ave. 61/2 lit. A,
St. Petersburg 194044,
Russia
+7 (812) 490 70 82
info@growup-coworking.ru
<https://growup-coworking.ru/>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Personal lockers
- 24/7 access
- Beverages
- Snacks

7.1.11. Kompas



Kompas coworking space is the optimal solution for a freelancer or a growing company. It is located in the city center, on Vasilyevsky Island.

Coworking formats

Select the coworking format suitable for you:

- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 1 600 ₺ per week / 4 500 ₺ per month.
- **Private offices:** private, lockable, secure office space.
Price: 20 000 ₺ per month.

Meeting and conference facilities

Kompas coworking space has 1 conference room.

Key facts:

- Area: up to 150 m²
- Capacity: up to 30 places
- Conference rooms: 1

Pricing:

- From 4 500 RUB/Month

Working hours:

- Work days: Mon – Fri
- Work hours: 10:00 – 22:00

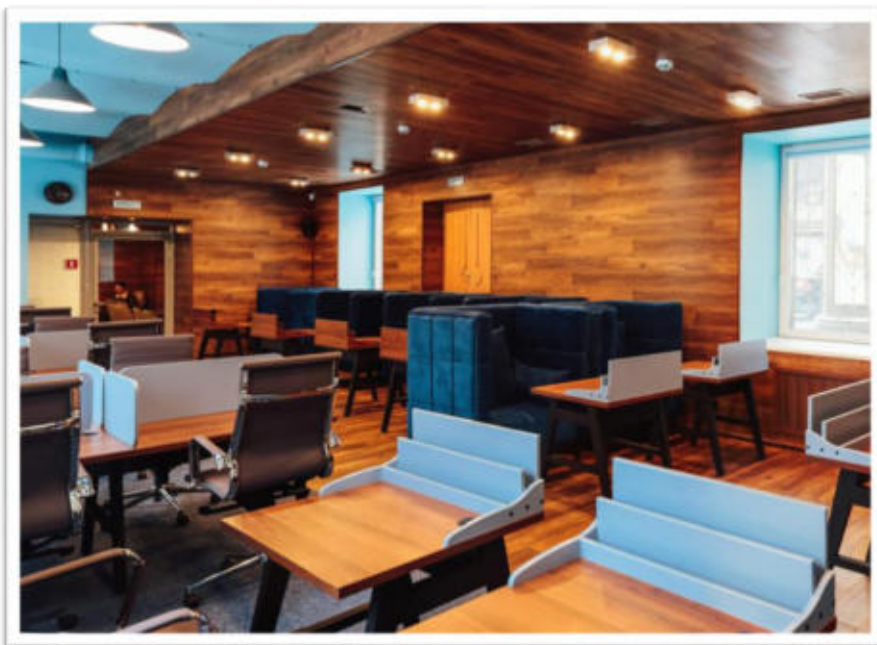
Contact details:

Sredniy prospect V.O, 65,
St. Petersburg 194044,
Russia
+7 (962) 719 76 16
compas@compas.ru
<http://co-working.compas.ru>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Secretary
- Beverages
- Snacks

7.1.12. Kontekst



КОНТЕКСТ

Kontekst is the environment for modern project activities. The space proposes to divide time of its residents into different types of activity and use the corresponding zones of the Context.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 800 ₺ per day / 9 000 ₺ per month.
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 12 000 ₺ per month.
- **Private offices:** private, lockable, secure office space.
Price: starts from 30 000 ₺ per month.

Meeting and conference facilities

Kontekst coworking space has 3 meeting rooms accommodating from 2 up to 12 people and 1 conference room accommodating up to 40 people.

Key facts:

- Area: 400 m²
- Capacity: more than 50 places
- Meeting rooms: 3
- Conference rooms: 1

Pricing:

- 800 RUB/Day
- From 9 000 RUB/Month

Working hours:

- Work hours:
 - Mon – Fri
10:00 – 22:00
 - Sat – Sun
12:00 – 20:00

Contact details:

Rentgena Str. 9 lit. B,
St. Petersburg 197101,
Russia
+7 (812) 603 40 12
hello@context.place
<https://context.place>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Beverages
- Table tennis

7.1.13. Kworkspb



KWORKSPB_{RU}

Freelancers, programmers, designers, creative people and entrepreneurs are always welcome. Coworking space is a place for work that loves silence and respect for all visitors.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 500 ₺ per day

Key facts:

- Area: 100 m²
- Capacity: more than 11 places

Pricing:

- 500 RUB/Day

Working hours:

- Work days: Mon – Sun
- Work hours: 24/7

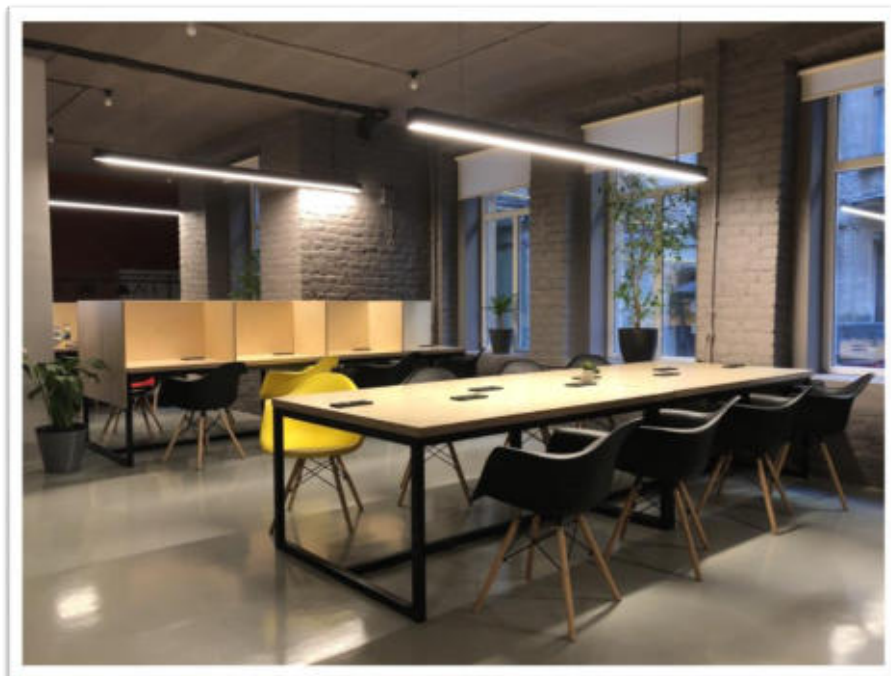
Contact details:

Liteynyy Ave. 31,
St. Petersburg 191028,
Russia
+7 (962) 685 25 04
mail@alfs.ru
<https://kworkspb.ru/>

Amenities:

- Wi-Fi
- Printing facilities
- Beverages
- 24/7 access

7.1.14. Level



More than coworking space. Under one roof we have combined coworking space, cafe and wine bar. The bar has professional baristas brewing the tastiest, most delicate coffee. For residents of coworking space, we are pleased to offer a 10% discount on the entire bar.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 950 ₺ per day / 10 000 ₺ per month
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 25 000 ₺ per 3 months.

Meeting and conference facilities

Level has 2 meeting rooms accommodating from 8 up to 10 people and 2 conference rooms accommodating up to 60 people.

Key facts:

- Area: more than 400 m²
- Capacity: up to 60 places
- Meeting rooms: 2
- Conference rooms: 2

Pricing:

- 950 RUB/Day
- From 10 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 09:00 – 22:00

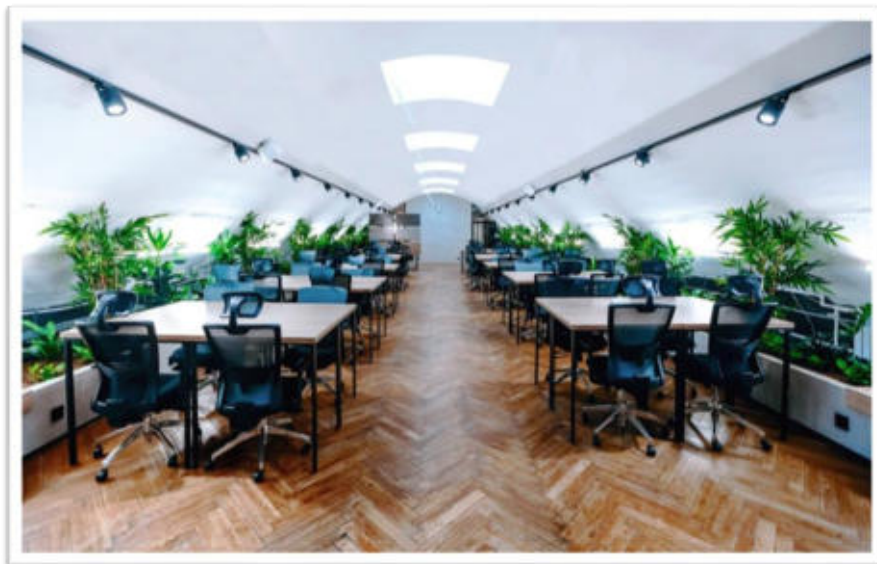
Contact details:

Bolshaya Morskaya Str. 3-5,
St. Petersburg 191186,
Russia
+7 (812) 507 97 55
cw@thelevel.space
<https://thelevel.space>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Personal lockers
- Beverages
- Flipchart

7.1.15. Lidval Space



Mission of this coworking space is to help entrepreneurs and support those who solve current business problems.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 950 ₺ per day / 10 000 ₺ per month
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 18 000 per month / 25 000 ₺ per 3 months.
- **Private offices:** private, lockable, secure office space accommodating up to 8 people.
Price: starts from 50 000 ₺ per month.

Meeting and conference facilities

Level has 1 meeting room accommodating up to 8 people and 2 conference rooms accommodating up to 60 people.

Key facts:

- Area: 1 200 m²
- Capacity: more than 40 places
- Meeting rooms: 1
- Conference rooms: 2

Pricing:

- 950 RUB/Day
- From 10 000 RUB/Month

Working hours:

- Work hours:
 - Mon – Fri
09:00 – 22:00
 - Sat – Sun
10:00 – 22:00

Contact details:

Bolshaya Morskaya Str. 3-5,
St. Petersburg 191186,
Russia
+7 (812) 401 40 16
<https://space.lidval.ru>

Amenities:

- Wi-Fi
- Legal address
- Meeting facilities
- Printing facilities
- Personal lockers
- Accounting services
- Beverages

7.1.16. Loft your mind



Loft Your Mind is an open project that unites people who aim to positively develop themselves, their projects or business. It is a coworking space, lecture hall and space for realization of ideas, training and other undertakings.

Coworking formats

Select the coworking format suitable for you:

- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: starts from 7 500 ₺ per month.

Key facts:

- Area: 70 m²
- Capacity: up to 40 places

Pricing:

- From 7 500 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 09:00 – 23:00

Contact details:

Kurskaya Str. 28,
St. Petersburg 192007,
Russia
+7 (904) 616 26 71
<https://vk.com/loftyourmind>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Kitchen

7.1.17. Netizen Coworking



Netizen Coworking Centre is a stylish and comfortable place for a productive working day or even a training, small conference or seminar.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: from 700 ₺ per day / 9 000 ₺ per month.

Meeting and conference facilities

Netizen Coworking Centre has 1 meeting room accommodating up to 25 people.

Key facts:

- Area: more than 100 m²
- Capacity: up to 30 places
- Meeting rooms: 1

Pricing:

- From 700 RUB/Day
- 9 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 08:00 - 21:00

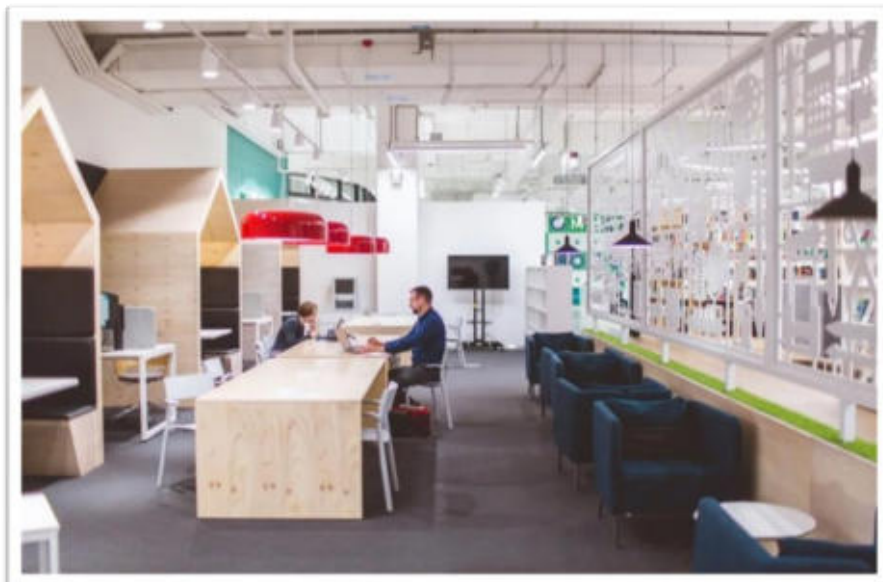
Contact details:

Grivtsova alley 4,
St. Petersburg 190031,
Russia
+7 (812) 603 40 44
<https://sites.google.com/netizenhostels.com/coworking/main>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Library
- Kitchen
- Beverages
- Stationery

7.1.18. Okhta Lab



Oxtra Lab is the first cultural and educational space in St. Petersburg located in a shopping center. The

space forms a new center of attraction for St. Petersburg citizens, expands the standard functions of shopping complexes, embodies the idea of high-quality and intelligent leisure.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot. Price: 500 ₺ per day.
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Price: 4 000 – 15 000 ₺ per month.

Meeting and conference facilities

Oxtra Lab coworking has 3 meeting rooms accommodating from 12 to 24 people and 2 conference rooms accommodating up to 250 people.

Key facts:

- Area: 1 000 m²
- Capacity: more than 300 places
- Meeting rooms: 3
- Conference rooms: 2

Pricing:

- From 500 RUB/Day
- From 4 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 10:00 - 22:00

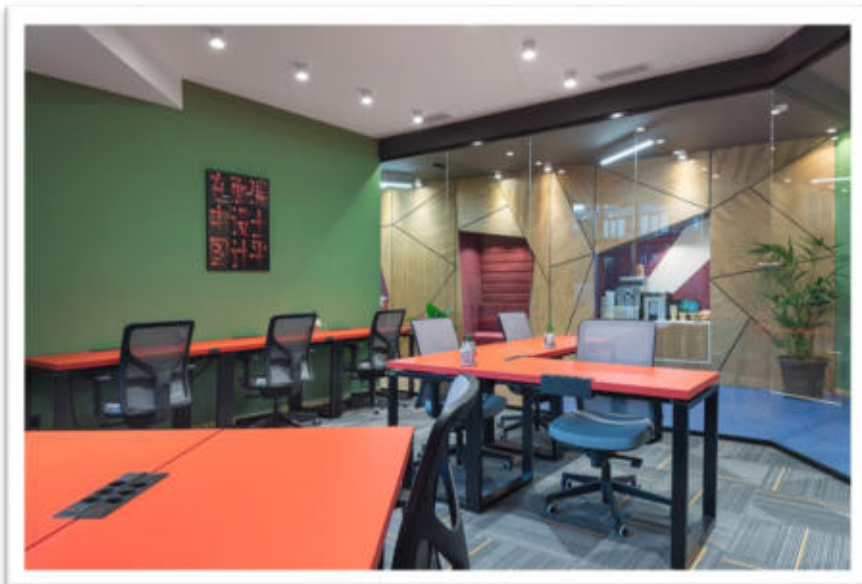
Contact details:

Brantovskaya Road 3,
St. Petersburg 195027,
Russia
+7 (931) 001 70 27
<http://okhtalab.ru/>

Amenities:

- Wi-Fi
- Meeting facilities
- Reception
- Printing facilities
- Personal lockers
- Library

7.1.19. Praktik



Практик

Space in the center of St. Petersburg, where you can rent an individual workspace or a separate room for your team. You pay for every hour, day, or month of work without an insurance deposit.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 800 ₺ per day / 10 000 ₺ per month
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 11 000 ₺ per month.
- **Private offices:** private, lockable, secure office space accommodating from 4 people.
Price: starts from 44 000 ₺ per month.

Meeting and conference facilities

Praktik network has meeting rooms accommodating from 4 up to 12 people.

Key facts:

- Area: around 4 000 m² in St. Petersburg
- Capacity: around 1 000 places in St. Petersburg

Pricing:

- 800 RUB/Day
- From 10 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 10:00 – 22:00

Contact details:

8-ya Liniya V.O., 25
Suvorovskiy Ave., 10
Grazhdanskaya Str., 13-15
Nevskiy Ave., 153
7-ya Sovetskaya Str., 22
St. Petersburg, Russia

+7 (800) 333 38 45
info@praktik.world
<https://praktik.world/>

Amenities:

- Wi-Fi
- Legal address
- Meeting facilities
- Printing facilities
- Personal lockers
- 24/7 access
- Beverages
- Snacks

7.1.20. Pushkin



Space for work, business meetings and rest in 5 minutes walk from the subway station.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 200 ₺ per hour / 800 ₺ per day.
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 800 ₺ per day.
- **Private offices:** private, lockable, secure office space.
Price: starts from 18 000 ₺ per month.

Meeting and conference facilities

Pushkin coworking space has 3 meeting rooms accommodating from 4 up to 12 people.

Key facts:

- Area: more than 380 m²
- Capacity: more than 20 places
- Meeting rooms: 3

Pricing:

- 800 RUB/Day
- From 12 000 RUB/Month

Working hours:

- Mon – Fri
09:00 – 22:00
- Saturday
11:00 – 18:00
- Sunday
12:00 – 15:00

Contact details:

Torzhkovskaya Str. 5,
St. Petersburg 197342,
Russia
+7 (921) 908 89 06
pushkin-coworking@mail.ru
<http://pushkin-coworking.ru>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Personal lockers
- Beverages

7.1.21. Rabochaya Loshadka



Rabochaya Loshadka is the most cozy coworking space with the real spirit of St. Petersburg in the "Revenue House of G.G. Hessel (1912).

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 700 ₺ per day
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 9 900 ₺ per month.

Meeting and conference facilities

Rabochaya Loshadka coworking space has 4 meeting rooms accommodating from 2 up to 12 people and 2 conference halls accommodating from 15 up to 35 people.

Key facts:

- Area: more than 240 m²
- Capacity: up to 35 places
- Meeting rooms: 4

Pricing:

- 700 RUB/Day
- From 7 900 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 09:00 – 21:00

Contact details:

Nevsky Prospekt 95,
St. Petersburg 191036,
Russia
+7 (812) 971 79 46
info@works-horse.ru
<https://works-horse.ru>

Amenities:

- Wi-Fi
- Legal address
- Meeting facilities
- Printing facilities
- Computers
- Legal and accounting support
- Personal lockers
- Shower
- Beverages
- Kitchen

7.1.22. Severnaya Dolina



There you can establish business relations, find partners for the implementation of joint projects, listen to lectures on business management, programming and other areas of your interest.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 540 ₺ per day / 5 800 ₺ per month
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 12 350 ₺ per month.

Meeting and conference facilities

Severnaya Dolina coworking space has meeting room accommodating to 10 people.

Key facts:

- Area: 750 m²
- Capacity: up to 60 places
- Meeting rooms: 1

Pricing:

- 540 RUB/Day
- From 5 800 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 10:00 – 20:00

Contact details:

Verkhniy pereulok 19 lit. A,
St. Petersburg 194292,
Russia
+7 (981) 788 88 99
bu-space@mail.ru
<http://biz-space.ru>

Amenities:

- Wi-Fi
- Legal address
- Meeting facilities
- Printing facilities
- Courier services
- Accounting support
- Personal lockers
- Shower
- Kitchen

7.1.23. Skill-Lab



Skill-Lab is a business space in St. Petersburg, which provides individual workplaces and legal addresses for rent. Flexible rental options from 1 hour and subscriptions from 6 months.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.

Price: 1 000 ₺ per day / 12 800 ₺ per month

Meeting and conference facilities

Skill-Lab coworking space has 1 meeting room.

Key facts:

- Area: 200 m²
- Capacity: more than 100 places
- Meeting rooms: 1

Pricing:

- From 1 000 RUB/Day
- From 12 800 RUB/Month

Working hours:

- Work days: Mon – Fri
- Work hours: 10:00 – 21:00

Contact details:

Tashkentskaya Str., 1,
St. Petersburg 196084,
Russia
+7 (904) 632 55 72
https://vk.com/skilllab_coworking_spb

Amenities:

- Wi-Fi
- Legal address
- Meeting facilities
- Printing facilities
- Personal lockers
- Computers
- Reception
- Kitchen
- Beverages

7.1.24. Work Smart



Work Smart - a project to support new generation entrepreneurs in accounting and HR, as well as consulting on these issues, co-ordination and educational platform. Our task is to form a community of young entrepreneurs for whom Work Smart will be a platform for sharing experience

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 900 ₺ per day / 10 000 ₺ per month
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.
Price: 12 000 ₺ per month.

Key facts:

- Area: 150 m²
- Capacity: up to 60 places

Pricing:

- From 900 RUB/Day
- From 10 000 RUB/Month

Working hours:

- Work days: Mon – Fri
- Work hours: 09:00 – 18:00

Contact details:

Ligovskiy Ave. 50/14 office 24,
St. Petersburg 191040,
Russia
+7 (812) 305 35 36.
info@work-smart.ru
<https://vk.com/worksmartspb>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Personal lockers
- Kitchen
- Beverages
- Library

7.1.25. Yasnaya Polyana



Located in the very heart of St. Petersburg, the coworking appeals to numerous freelance workers, small teams and businesses. The coworking offers several spaces to meet their clients' needs. These are loud working spaces which allow to communicate with other residents and conduct skype calls, medium noise level areas, silent rooms which are a perfect place for concentrating on the work, and team-work space. Yasnaya Polyana is not only a coworking, but also a venue for making business contacts and conducting business meetings as well as large-scale events. Everyone who is considering a nice place to work is welcome to use one-day-trial in Yasnaya Polyana.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the common area. To start working it is enough just to bring your laptop and pick a spot. Residents have the opportunity to use printers and scanners, have access to cafe and kitchen facilities for a one day.
Price: 1 000 ₺ per day
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair. Residents have an access to meeting rooms, showers and a laundry room, personal locker and locker for the laptop apart from

Key facts:

- Area: 2 000 m²
- Capacity: 500 places
- Meeting rooms: 4
- Conference rooms: 3

Pricing:

- 1 000 RUB/Day
- From 12 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 09:00 – 21:00

Contact details:

Lva Tolstogo Street 1-3,
St. Petersburg 195176
Russia
+7 (905) 234 45 55
hello@coworkingspb.ru
<https://coworkingspb.ru/eng>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Personal lockers
- Shower
- Kitchen
- Beverages
- Reception
- Lounge areas

everything available for one day tariff.

Price: 12 000 – 15 000 ₺ per month.

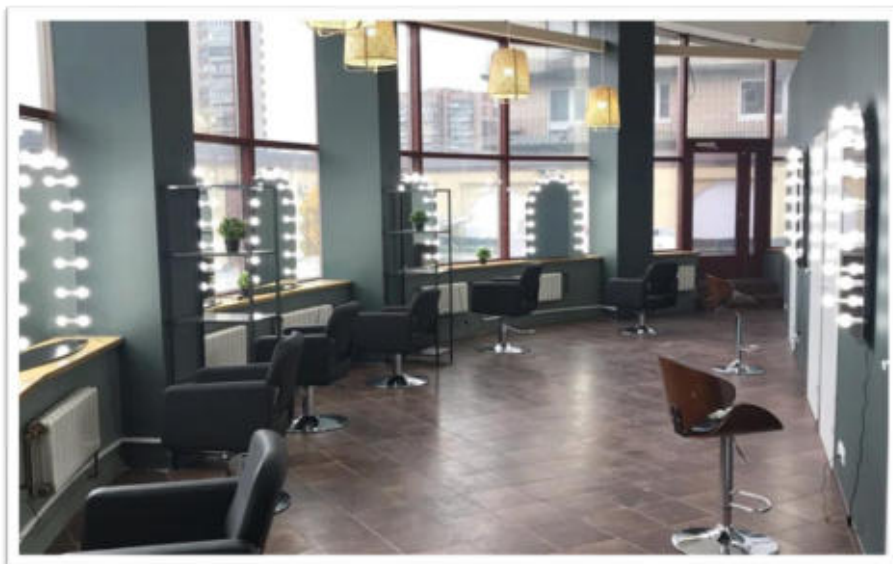
- **Private offices:** private, lockable, secure office space to accommodate teams from 6 to 12 people. Furnished with ergonomic furniture and decorated with works of contemporary art. Offices have CCTV and electronic access systems. Price: Information available on request.

Meeting and conference facilities

Coworking has 4 meeting rooms accommodating from 6 to 12 people and 3 conference rooms accommodating from 18 to 120 people. All the halls have climate control, projector, laptop, sound system and microphones, coolers.

7.2. Specialized coworkings

7.2.1. Beauty Place



Beauty place Equipped rooms, hairdressing chairs, manicure tables, make-up mirrors for masters of manicure, eyebrows, eyelash extensions, hairdressers, makeup artists.

Coworking formats

Select the coworking format suitable for you:

- **Hot desk:** access to manicure table or barber chair in the shared area. To start working it is enough just to pick a spot.
Price: 180 ₺ per hour / starts from 900 ₺ per 12 hours
- **Private office:** private, lockable office space furnished with massage or manicure tables or facilities for pedicure.
Price: varies depending on the request

Key facts:

- Area: more than 100 m²
- Capacity: up to 40 places

Pricing:

- From 150 RUB/Hour

Working hours:

- Work days: Mon – Sun
- Work hours: 10:00 – 22:00

Contact details:

Ligovskiy Ave. 50 lit. D;
1-st Krasnoarmeyskaya Str. 15;
Leninskiy Ave., 132
St. Petersburg, Russia
+7 (812) 565 46 14.
hi@beautyplace.co
<https://beautyplace.co/>

Amenities:

- Wi-Fi
- Lounge areas
- Reception
- Shower/Hair washing
- Beverages
- Photo zone

7.2.2. Business incubator Ingria



Ingria is not just a coworking space, but an entire business incubator. It is here that the best ideas are born, and then

they are put into practice. The place acts as a structural unit of the St. Petersburg Technopark. Every startup there can get the support for further growth.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 4 500 ₺ per month
- **Private offices:** private, lockable, secure office space.
Price: 7 000 ₺ per month.

Key facts:

- Area: 1 500 m²
- Capacity: up to 100 places

Pricing:

- From 4 500 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 10:00 – 19:00

Contact details:

Medikov Ave. 3 lit. A,
St. Petersburg 197022,
Russia
+7 (812) 670 10 85.
info@work-smart.ru
<https://ingria-startup.ru/>

Amenities:

- Wi-Fi
- Meeting facilities
- 24/7 access
- Acceleration program for residents
- Kitchen

7.2.3. Dom Gnoma



Many of us had a favorite business before the birth of children. Then, instead of a favorite business, there were favorite children. Sometimes you want to do something interesting and useful for yourself without parting with your children. If you often

think about how to combine your interests and those of the child, to be together and enjoy your favorite cause, come to our Dom Gnoma.

Key facts:

- Area: 300 m²
- Capacity: up to 60 places

Pricing:

- From 700 RUB/Day
- From 6 900 RUB/Month

Working hours:

- Work days: Mon – Fri
- Work hours: 10:00 – 21:00

Contact details:

Manezhniy alley 13,
St. Petersburg 191123,
Russia
+7 (812) 953 62 06.
inbox@domgnoma.com
<http://domgnoma.com/>

Amenities:

- Wi-Fi
- Meeting facilities
- Classes for kids
- Recycling
- Kitchen
- Beverages

7.2.4. Makromir



Makromir is a specialized coworking space for realtors, where real estate agents get everything they need to perform their activities in a quality manner.

Coworking formats

Select the coworking format suitable for you:

- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff. Furnished with a desk and chair.

Price: Information available on request.

Key facts:

- Area: more than 100 m²
- Capacity: up to 60 places
- Meeting rooms: 3

Pricing:

- From 8 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 09:00 – 21:00

Contact details:

Liteyniy Ave. 26,
St. Petersburg 191028,
Russia
+7 (812) 313 27 40.
info@mmir.pro
<https://spb.mmir.pro/>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Educational programs
- Secretary
- Kitchen
- Beverages

7.2.5. Master Play



Coworking space provides equipped workstations for hairdressers of freelancers. The administration provides service support to the masters.

Coworking formats

Select the coworking format suitable for you:

- **Dedicated desks:** access to barber chair in the shared area. To start working it is enough just to pick a spot.
Price: 1 300 ₺ per day / 11 990 ₺ per month.

Key facts:

- Area: 400 m²
- Capacity: up to 32 places

Pricing:

- 1 300 RUB/Day
- From 11 990 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 10:00 – 22:00

Contact details:

Mozhayskaya Str., 18,
St. Petersburg 190013,
Russia
+7 (921) 945 28 48
info@master-play.ru
<https://master-play.ru/>

Amenities:

- Wi-Fi
- Shower/Hair washing
- Personal lockers
- Lounge areas
- Administrator
- Kitchen
- Beverages

7.2.6. Moy Tsekh



If there is a desire or industrial need to work with machines and tools without buying them, we are waiting for you in carpentry coworking space.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area.
Price: 400 ₺ per hour / 1 500 ₺ per 6 hours

Key facts:

- Area: 280 m²
- Capacity: 7 places

Pricing:

- From 400 RUB/Hour
- From 6 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 10:00 – 22:00

Contact details:

Trefoleva Str., 1 lit. P,
St. Petersburg 190013,
Russia
+7 (911) 846 87 63
<https://myworkshop.ru>

Amenities:

- 🔒 Storage space
- 🔧 Tools
- 🔧 Access to machinery

7.2.7. Office mam



Office mam project helps women to get out of the maternity leave in comfort. We support young mothers who want to study, earn money or start their own business. The main residents are moms on the maternity leave. We will pick up a workplace with comfortable conditions for your baby - a cozy playful and attentive nanny.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 850 ₺ per 3 hours / from 4 000 ₺ per month

Key facts:

- Area: 200 m²
- Capacity: up to 50 places

Pricing:

- From 850 RUB/Day
- From 4 000 RUB/Month

Working hours:

- Work days: Mon – Fri
- Work hours: 10:00 – 13:00

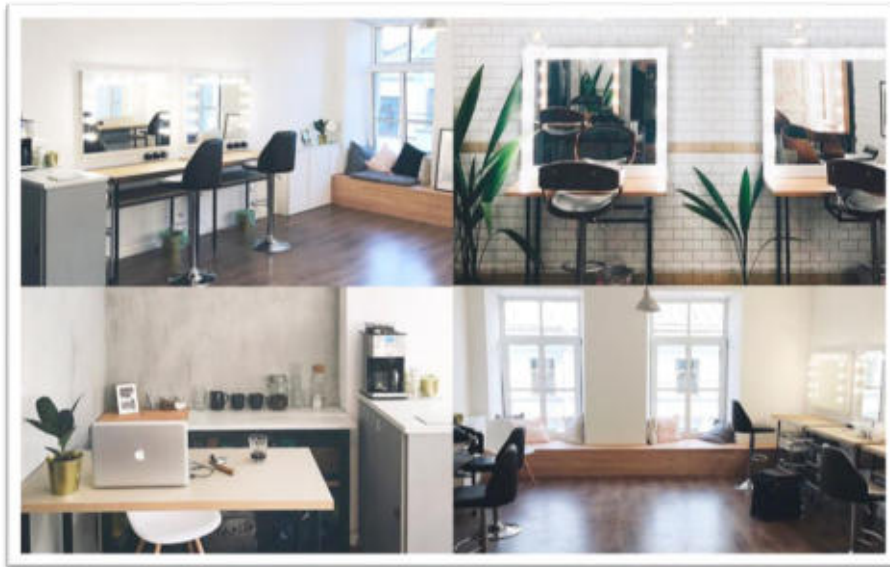
Contact details:

Kashtanovaya alley 3,
St. Petersburg 188838,
Russia
+7 (953) 151 76 16
info@officemam.ru
<http://officemam.ru>

Amenities:

- Wi-Fi
- Meeting facilities
- Educational programs
- Baby-sitter
- Playrooms for kids

7.2.8. Shimmer spot



Shimmer Spot studio is a beauty coworking space in St. Petersburg which provides hourly rental workstations for makeup artists, eyebrows, hairstylists and other beauty masters.

Coworking formats

Select the coworking format suitable for you:

- **Hot desk:** access to manicure table or barber chair in the shared area. To start working it is enough just to pick a spot.
Price: starts from 200 ₺ per hour / starts from 1 500 ₺ per day

Key facts:

- Area: 150 m²
- Capacity: more than 10 places

Pricing:

- From 1 500 RUB/Day
- From 8 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 10:00 – 21:00

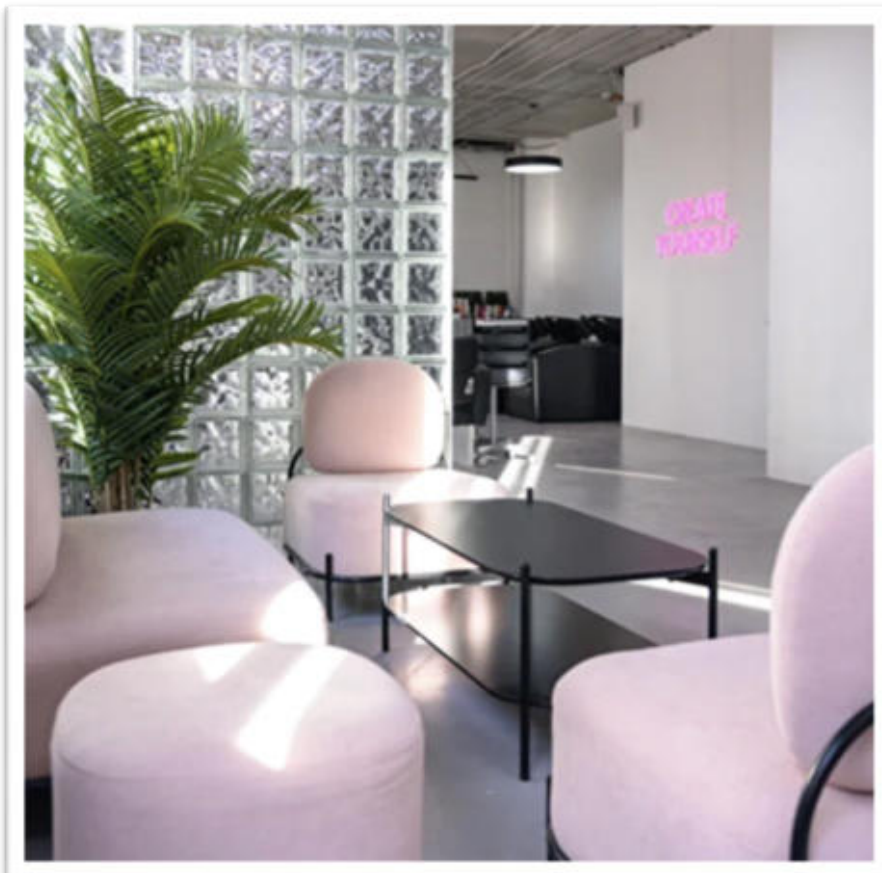
Contact details:

Gorokhovaya Str., 47
St. Petersburg, 190031
Russia
+7 (950) 005 23 53
https://vk.com/shimmer_spot

Amenities:

- Wi-Fi
- Lounge areas
- Administrator

7.2.9. Spaces



spaces.

A space of freedom for creativity. Rental of workstations for masters of beauty. Coworking space for

hairdressers and barbers, makeup artists and eyebrows, masters of manicure, pedicure, depilation and massage.

Coworking formats

Select the coworking format suitable for you:

- **Hot desk:** access to manicure table or barber chair in the shared area. To start working it is enough just to pick a spot.
Price: starts from 100 ₺ per hour / starts from 830 ₺ per day
- **Private office:** private, lockable office space.
Price: starts from 120 ₺ per hour / starts from 1 000 ₺ per day

Key facts:

- Area: more than 200 m²
- Capacity: more than 10 places

Pricing:

- From 100 RUB/Hour

Working hours:

- Work days: Mon – Sun
- Work hours: 10:00 – 22:00

Contact details:

Parfenovskaya Str., 4
St. Petersburg, 196084
Russia
+7 (933) 888 19 88
info@spacesbc.ru
<http://spacesbc.ru>

Amenities:

- Wi-Fi
- Lounge areas
- Administrator
- Personal lockers
- Beverages

7.2.10. Svoimi rukami



Our goal is to make creativity accessible to everyone. We believe that creativity is a basic need, just like the need to breathe. On the same site, we bring together novice creators and experienced craftsmen in the field of arts and crafts.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area.
Price: 400 ₺ per day / 1 300 ₺ per day
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff.
Price: 2 500 ₺ per week / 6 000 ₺ per month

Key facts:

- Area: 120 m²
- Capacity: up to 50 places

Pricing:

- From 150 RUB/Hour
- From 6 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 12:00 – 22:00

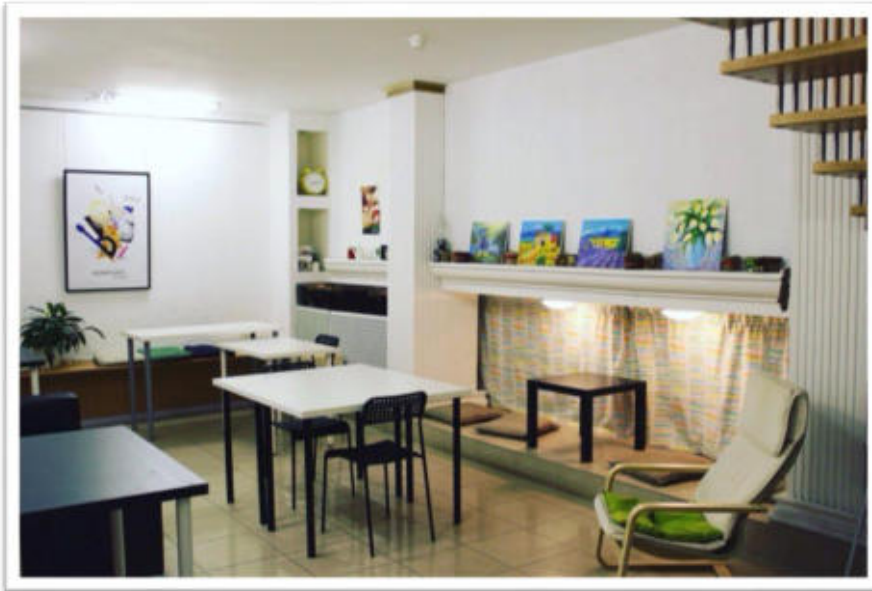
Contact details:

Kronverkskaya Str., 21,
St. Petersburg 197101,
Russia
+7 (911) 933 67 57
<https://vk.com/svoymyrukami>

Amenities:

- ✂ Tools
- 🔧 Access to machinery
- 🧠 Educational programs

7.2.11. Workplace Academy



WORKPLACE
academy

Unique workspace. It is designed specifically for the work of private teachers, mini-language schools,

creative studios and psychologists.

Coworking formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.

Price: 150 ₺ per hour

Key facts:

- Area: 120 m²
- Capacity: up to 56 places

Pricing:

- From 150 RUB/Hour

Working hours:

- Work days: Mon – Sun
- Work hours: 10:00 – 22:00

Contact details:

Egorova Str., 3,
St. Petersburg 190005,
Russia
+7 (999) 207 17 09
voronina@workplace.land
<http://space-w.ru/>

Amenities:

- Wi-Fi
- Meeting facilities
- Computers
- Personal lockers
- Assistance in advertising
- Discounts on beverages

7.2.12. Workplace Colorstation



Workplace Colorstation is a place where you don't need to bring tools: we already have all the necessary tools, pigments and professional tools. A space where you can visit Master Classes and workshops.

Coworking formats

Select the coworking format suitable for you:

- **Hot desk:** access to barber chair in the shared area. To start working it is enough just to pick a spot.
Price: 350 ₺ per each client or payment of the cost of materials

Key facts:

- Area: more than 50 m²
- Capacity: 11 places

Pricing:

- From 350 RUB/Client

Working hours:

- Work days: Mon – Sun
- Work hours: 24/7

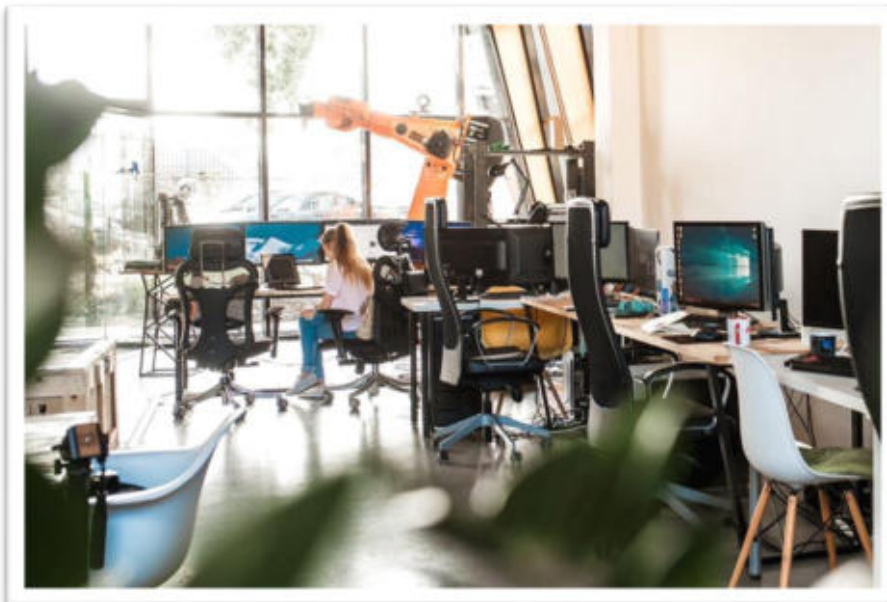
Contact details:

Liteynny Ave. 41
St. Petersburg, 191014
Russia
904 69 13.
<https://vk.com/colorstationspb>

Amenities:

- 👥 Lounge areas
- 🚿 Shower/Hair washing
- 📷 Photo zone

7.2.13. Yota Lab



YOTA LAB

Yota Lab is a space for startups implementing projects in the fields of robotics, neurotechnology, augmented reality, prototyping and artificial intelligence. The main feature of this platform is its openness.

Yota Lab is not a commercial organization, not an accelerator or an incubator. It is not even necessary to pay for the workplace: if you have money, you can pay a rent or you can work on barter. If startup cannot afford to pay for its accommodation, the organizers are able to let stay in Yota Lab for free in some cases. Any startup can become a resident of the Yota Lab: the company must show that creates something worthwhile and is able to change the world and the place where locates.

Coworking formats

- Laboratory
- Coworking
- Lecture rooms
- Design area
- Laser installations area
- Neurotechnology area
- Observatory

Key facts:

- Area: around 2 000 m²
- Conference rooms: 4

Pricing:

- 1 000 RUB/Day
- From 12 000 RUB/Month




Working hours:

- Work days: Mon – Sun
- Work hours: 10:00 – 22:00

Contact details:

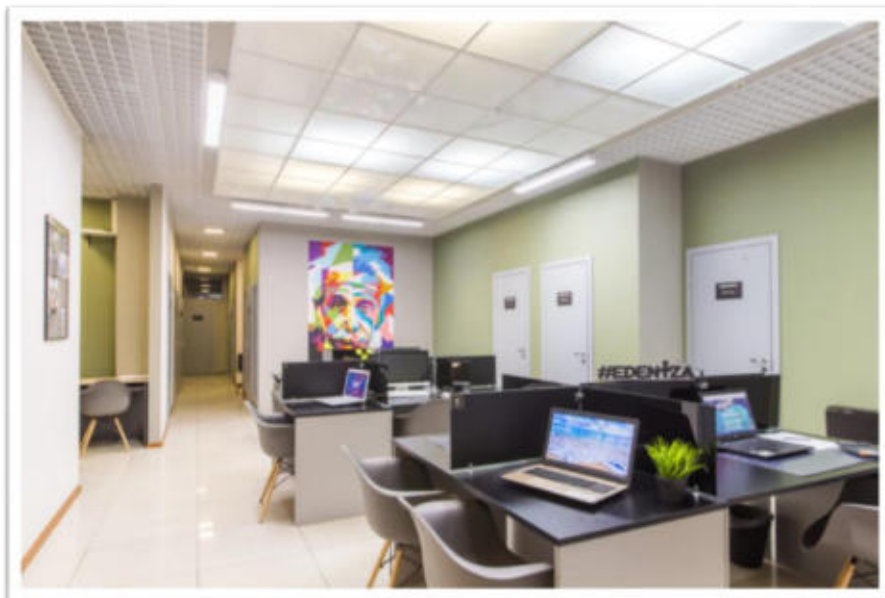
Obvodnyi channel emb., 74
lit. X,
St. Petersburg 196084
Russia
+7 (999) 222 92 22
info@yotalab.io
<https://yotalab.io/>

Amenities:

-  Meeting facilities
-  Lounge areas
-  Access to all the equipment in the lab

7.3. Office centers

7.3.1. Edeniza



Edeniza is a real Business Center for those who really want to achieve success in their business. We offer you a whole complex of ideal conditions for productive work, based

on European principles of quality service.

Offered formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 850 ₺ per day / 5 950 ₺ per month.
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff.
Price: 7 500 ₺ per month.
- **Private offices:** private, lockable, secure office space to accommodate teams up to 3 people.
Price: starts from 16 000 ₺ per month.

Meeting and conference facilities

Edeniza business center has 1 meeting room accommodating up to 6 people.

Key facts:

- Area: more than 1 000 m²
- Capacity: up to 45 places
- Meeting rooms: 1

Pricing:

- from 850 RUB/Day
- From 5 950 RUB/Month

Working hours:

- Mon – Fri
09:00 – 22:00
- Sat - Sun
10:00 – 22:00

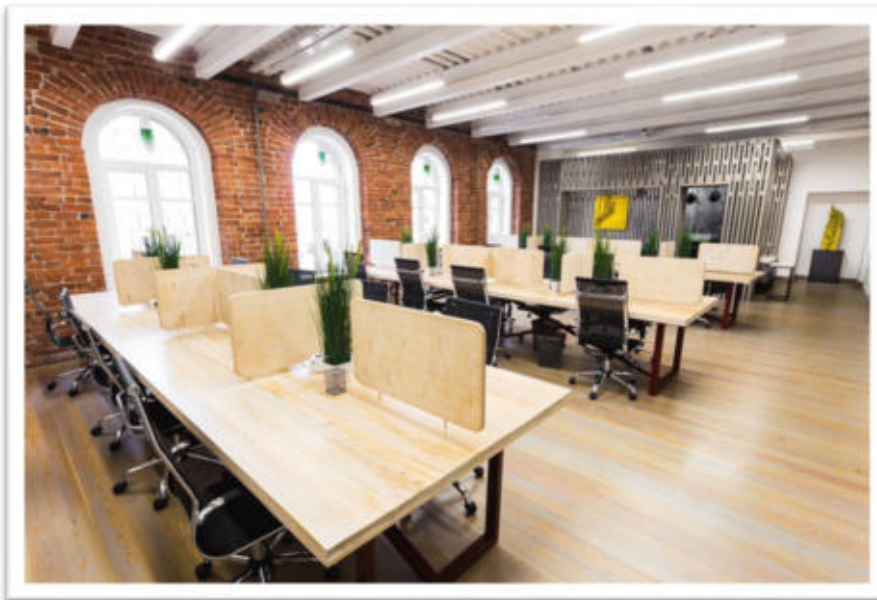
Contact details:

Transportniy line 1
St. Petersburg 191119
Russia
+7 (812) 424 79 75
info@edeniza.ru
<https://edeniza.ru/>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Personal lockers
- Beverages
- Kitchen
- Legal address
- Accounting, legal and courier services

7.3.2. Mesto vstrechi



"Mesto vstrechi" office center is an effective solution for freelancers, beginners and experienced businessmen.

Offered formats

Select the coworking format suitable for you:

- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff.
Price: 8 000 ₺ per month.
- **Private offices:** private, lockable, secure office space to accommodate teams from 2 up to 5 people.
Price: starts from 22 500 ₺ per month.

Meeting and conference facilities

Mesto vstrechi business center has 8 meeting rooms accommodating from 6 up to 18 people.

Key facts:

- Area: 680 m²
- Capacity: more than 40 places
- Meeting rooms: 8

Pricing:

- From 800 RUB/Day
- From 8 000 RUB/Month

Working hours:

- Mon – Fri
09:00 – 21:00
- Sat - Sun
10:00 – 18:00

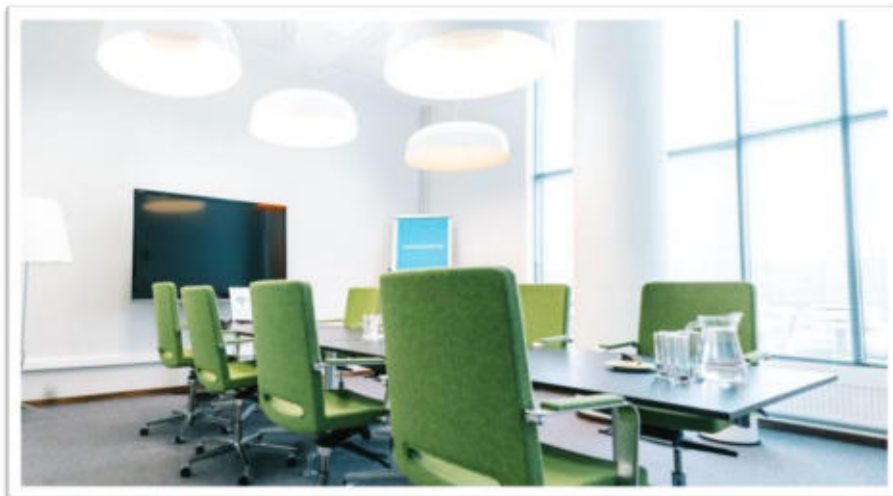
Contact details:

Griboedova channel emb. 19
Nevskiy Ave., 45
Nevskiy Ave., 78
St. Petersburg, Russia
+7 (812) 407 23 24
zakaz@meetrent.ru
<https://meetrent.ru/>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Beverages
- Stationery

7.3.3. Nechnopolis UMA Pulkovo



TECHNOPOLIS Tekhnopolis Pulkovo, a modern class A business center, which provides office space for rent with a wide range of related high-class services, is one of the leaders on the St. Petersburg office real estate market. Comfortable stay in the campus is provided by competent architectural solutions, restaurant, Cafe, as well as recreation areas in the building.

Offered formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: starts from 10 000 ₺ per month.
- **Private offices:** private, lockable, secure office space.
Price: starts from 12 000 ₺ per month.

Meeting and conference facilities

Tekhnopolis Pulkovo business center has 9 conference rooms accommodating from 5 up to 120 people.

Key facts:

- Area: more than 200 m²
- Capacity: up to 80 places
- Conference rooms: 9

Pricing:

- From 10 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 24/7

Contact details:

Pulkovskoye highway 40/4
St. Petersburg, 196158
Russia
+7 (812) 318 00 55
receptionpulkovo@technopolis.fi
<https://www.technopolisspb.ru/uma>

Amenities:

- Wi-Fi
- Meeting facilities
- Printing facilities
- Beverages
- Reception
- Shower
- Parking

7.3.4. Udelniy



There are two types of rentals in coworking space: Workplace in the common area or mini-office in a

separate office. In the space you can hold seminars, master classes.

Offered formats

Select the coworking format suitable for you:

- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff.
Price: 6 000 ₺ per month.
- **Private offices:** private, lockable, secure office space.
Price: starts from 12 000 ₺ per month.

Key facts:

- Area: 800 m²
- Capacity: up to 50 places

Pricing:

- From 6 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 09:00 – 19:00

Contact details:

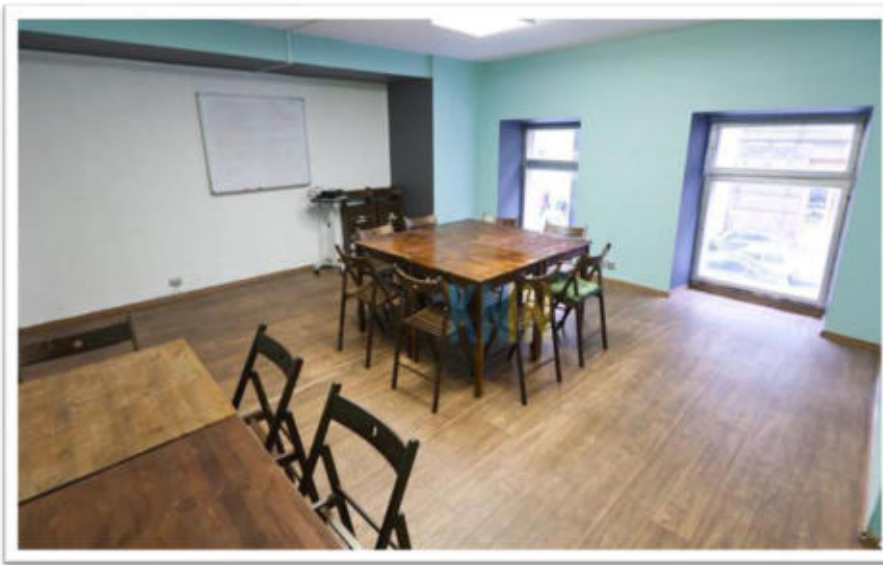
Udelnyy Ave., 5
St. Petersburg, 194017
Russia
+7 (911) 287 87 11
info@udelny5.ru
<https://udelny5.ru/>

Amenities:

- Wi-Fi
- Meeting facilities
- Legal address
- Accounting and legal services

7.4. Creative spaces

7.4.1. 12 Komnat



Everything is created in space for your productive work. You can organize a training, seminar or master class. Payment only for the duration of your stay.

Offered formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 2-4 ₺ per minute.

Key facts:

- Area: more than 100 m²
- Capacity: up to 40 places

Pricing:

- 2-4 RUB/Min

Working hours:

- Work days: Mon – Sun
- Work hours: 10:00 – 06:00

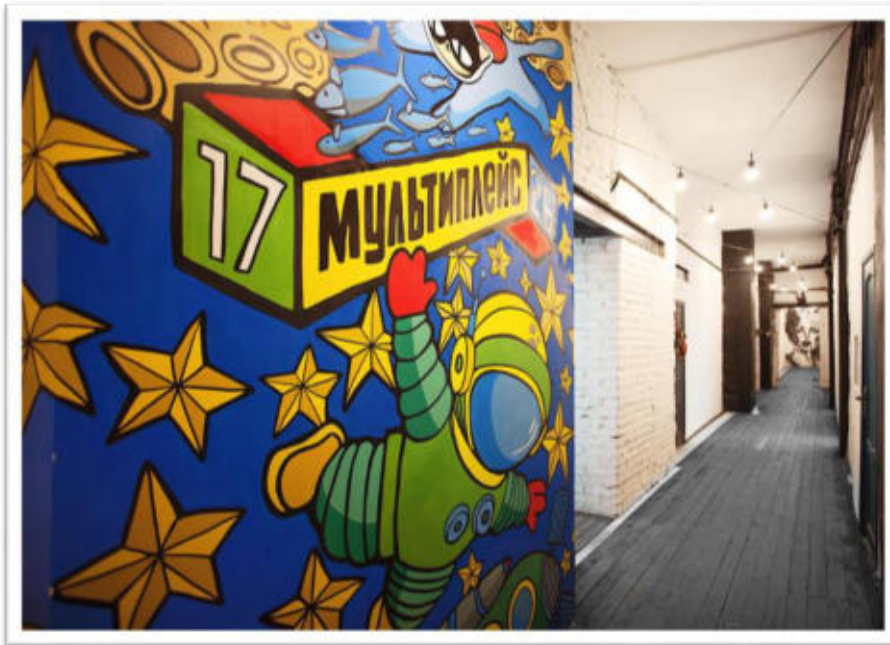
Contact details:

Bolshaya morskaya Str., 19
St. Petersburg, 191186
Russia
+7 (911) 272 37 31
twelveroomsspb@gmail.com
<http://12komnat.com/>

Amenities:

- Wi-Fi
- Meeting facilities
- Beverages
- Reception
- Educational programs and workshops
- Recycling
- Snacks

7.4.2. Multiplace 17/26



Multiplex17/26 is a new project that is an ideal starting point for creative ideas. This place is suitable for representatives of the creative industry, who have no opportunity to create a large-scale project at once.

Multiplex 17/26 - is a consolidation of people with a common goal, but focused on their own business and the result. Each resident will get an individual space on favorable terms, and the close location of the premises will allow more frequent communication with each other, sharing the experience gained.

Offered formats

Select the coworking format suitable for you:

- **Separate Rooms / Loft space:** private, lockable, secure space.
Price: Information available on request.

Key facts:

- Capacity: up to 20 separate rooms

Pricing:

- On request

Working hours:

- Work days: Mon – Sun
- Work hours: 24/7

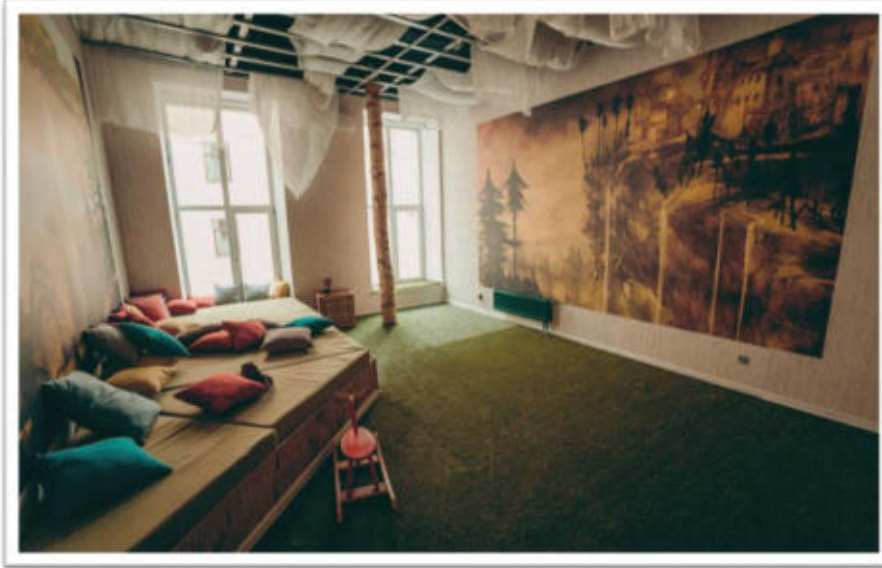
Contact details:

Kirochnaya Str., 26
St. Petersburg, 196158
Russia
+7 (812) 291 30 10
rendamasterbs@gmail.com
<https://bs-realty.ru>

Amenities:

- Wi-Fi
- 24/7 access
- Rent vacation

7.4.3. Olen



Olen timeclub is located in five minutes from Sportivnaya-2 subway station. It offers cozy rooms for productive work.

Offered formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.

Price: 2-3 ₺ per minute.

Key facts:

- Area: 300 m²
- Capacity: up to 10 places

Pricing:

- 2-3 RUB/Min

Working hours:

- Work days: Mon – Sun
- Work hours: 11:00 – 06:00

Contact details:

Sredniy Prsopekt V.O. 36/40,
St. Petersburg, 199044
Russia

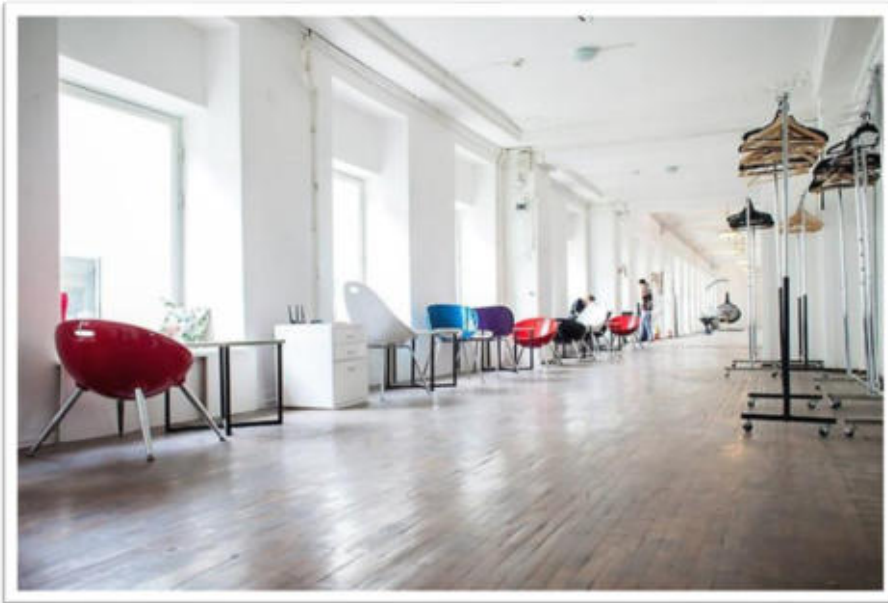
+7 (911) 272 37 31

<https://vk.com/olenroom>

Amenities:

- Wi-Fi
- Meeting facilities
- Computers
- Beverages
- Reception
- Snacks

7.4.4. Welcome



/welcome

Event-zone for events of any format: seminars, conferences, lectures, corporate Events, Master-classes, presentations, banquets.

Offered formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 7 000 ₺ per month.
- **Dedicated desks:** a desk of your own in a shared office with the opportunity to keep your personal stuff.
Price: 8 500 ₺ per month.

Key facts:

- Area: more than 600 m²
- Capacity: up to 100 places

Pricing:

- From 400 RUB/Day
- From 7 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 09:00 – 23:00

Contact details:

Nevskiy Ave., 35
St. Petersburg, 191186
Russia
+7 (911) 773 89 03
https://vk.com/welcome_spb

Amenities:

- Wi-Fi
- Meeting facilities
- Kitchen

7.4.5. Svetlyy Mir



"Svetlyy mir" is an urban community center that contributes to the personal development of people, development of culture, exchange of knowledge and skills. Organizations of different formats are located in the the center: cafes, teahouses, cinemas, book clubs, sports clubs, educational centers, creative workshops, music clubs, health centers and theater studios.

Offered formats

Select the coworking format suitable for you:

- Cafe
- Teahouse
- Cinema
- Book club
- Sports club
- Educational center
- Music club
- Health center
- Theater studio

Key facts:

- Area: more than 100 m²
- Capacity: up to 70 places

Pricing:

- From 5 500 RUB/Month








Working hours:

- Work days: Mon – Sun
- Work hours: 10:00 – 22:00

Contact details:

Bolshoy Sampsoniyevskiy Ave., 45
St. Petersburg, 194044
Russia
+7 (812) 711 11 11
svetlimir@yandex.ru
<https://xn--80aasee0afd0ak2fxb6ac.xn--p1ai>

Amenities:

-  Wi-Fi
-  Meeting facilities
-  Printing facilities
-  Personal lockers
-  Kitchen
-  Shower
-  Library

7.4.6. Tsiferblat



This is a creative coworking space where you can rent a workplace on favorable terms and do your business in a cozy atmosphere. Large windows brightly fill the room with light, and in the evenings, you can see the sunset.

Offered formats

Select the coworking format suitable for you:

- **Hot desks:** access to an open workspace in the shared area. To start working it is enough just to bring your laptop and pick a spot.
Price: 180 ₺ per hour.

Key facts:

- Area: 120 m²
- Capacity: up to 200 places

Pricing:

- 180 RUB/Hour
- 720 RUB/Day
- From 5 000 RUB/Month

Working hours:

- Work days: Mon – Sun
- Work hours: 11:00 – 24:00

Contact details:

Fontanka River Emb., 20,
St. Petersburg, 191028
Russia
+7 (960) 285 69 46
ziferblatcoventry@gmail.com
<https://ziferblat.net/>

Amenities:

 Beverages

 Snacks

