

Office Space per Person (2024)

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Xymax Real Estate Institute

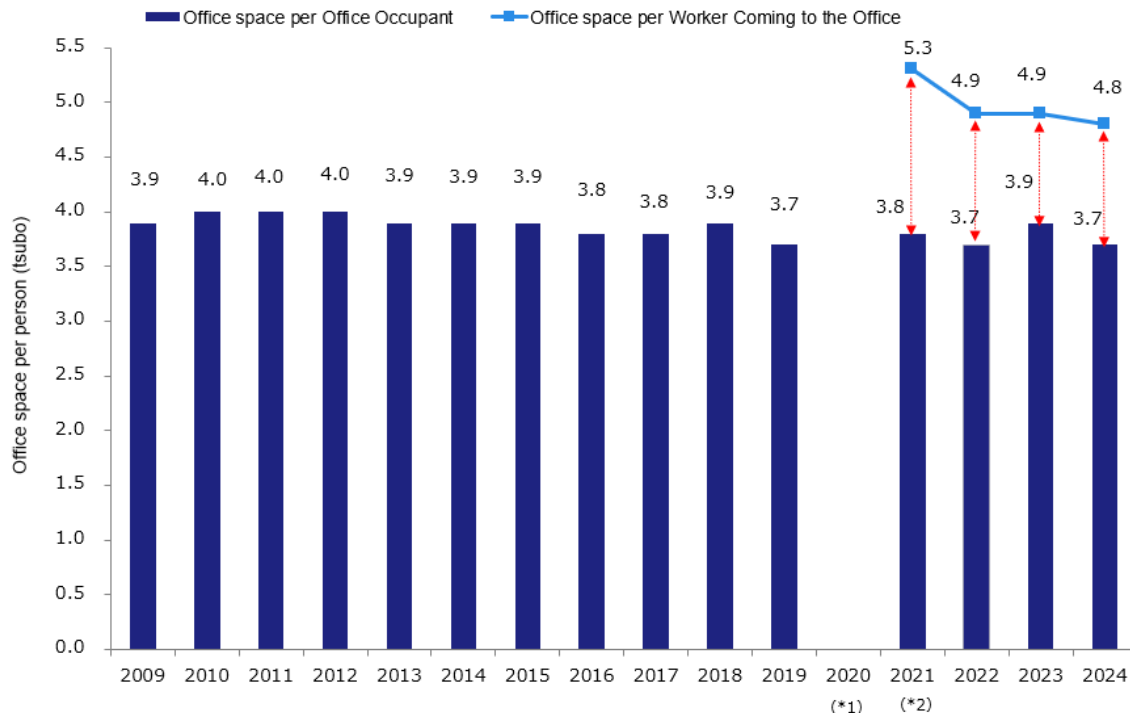
Figure 1 shows the annual trend of office space per Office Occupant and per Worker Coming to the Office, based on the leased space and number of office occupants for the former and leased space and number of workers coming to the office for the latter, for each corporate tenant located in the 23 wards of Tokyo (“Tokyo 23 Wards”).

The median office space per Office Occupant in 2024 was 3.7 tsubo, the smallest ever.

Office space per Worker Coming to the Office was 4.8 tsubo.

Office space per both Office Occupant and Worker Coming to the Office decreased slightly between 2023 and 2024. This is likely due to an increase in personnel as a result of increased new hiring and an increase in the number of workers coming to the office as more employees returned to the office.

Figure 1: Office Space per Office Occupant and Worker Coming to the Office (2009–2024, Tokyo 23 Wards)



*1 2020: In consideration of a possible variance in the definition of the number of users between samples, the indicator for this year is treated as defective.

*2 2021 and onward: Office space per office occupant and that per worker coming to the office were calculated.

Office space per Office Occupant smaller in Tokyo 23 Wards than in Osaka, Nagoya, Fukuoka

Figure 2 shows the office space per person indicators for each office location. While office space per Office Occupant was smallest in Tokyo 23 Wards, office space per Worker Coming to the Office was smallest in Osaka. This is likely the result of a higher average coming-to-office ratio in Osaka than in Tokyo 23 Wards.

The reference table shows the office space per desk for each office location calculated from the survey data as a reference value at the time of the survey.

Figure 2: Office Space per Person and Coming-to-Office Ratio (At the Time of the 2024 Survey) – By Office Location

Office location	Office space per person		Average coming-to-office ratio*1
	Per Office Occupant	Per Worker Coming to the Office	
Tokyo 23 Wards	3.7 tsubo/person	4.8 tsubo/person	77.2%
Osaka City	4.0 tsubo/person	4.7 tsubo/person	82.3%
Nagoya City	4.3 tsubo/person	5.1 tsubo/person	82.1%
Fukuoka City	4.5 tsubo/person	5.3 tsubo/person	81.0%

*1 The average coming-to-office ratio is the average figure at the time of the survey.

Reference: Office Space per Desk (At the Time of the 2024 Survey) – By Office Location

Office location	Office space per desk
Tokyo 23 Wards	2.9 tsubo/desk
Osaka City	3.0 tsubo/desk
Nagoya City	3.3 tsubo/desk
Fukuoka City	3.1 tsubo/desk

Survey overview

Period	April–May 2024 (We have been conducting a questionnaire survey on an annual basis since 2008.)
Target	Office tenants occupying space in office buildings
Number of valid data	<ul style="list-style-type: none"> Office space per Office Occupant 1,601 tenants Tokyo 23 Wards: 686 Osaka City: 394 Nagoya City: 290 Fukuoka City: 231 Office space per Worker Coming to the Office 1,555 tenants Tokyo 23 Wards: 685 Osaka City: 384 Nagoya City: 253 Fukuoka City: 233 Office space per desk 1,688 tenants Tokyo 23 Wards: 730 Osaka City: 410 Nagoya City: 299 Fukuoka City: 249
Calculation method	<ul style="list-style-type: none"> Office space per Office Occupant: The median of the figures derived by dividing the space leased by tenants by the number of office occupants Office space per Worker Coming to the Office: The median of the figures derived by dividing the space leased by tenants by the number of workers coming to the office Office space per desk: The median of the figures derived by dividing the space leased by tenants by the number of desks
Remarks	<ul style="list-style-type: none"> Office space is the space specified in the lease contract. In addition to offices, it includes the entrance (reception) area, meeting rooms, employee lounges, document storage and other storage areas, and corridors within the exclusive area. The number of office occupants is the number of employees belonging to the office. The coming-to-office ratio is the companies' response regarding their current average coming-to-office ratio, where 100% is all employees coming to the office. The number of workers coming to the office is the number of office occupants multiplied by the coming-to-office ratio at the time of the survey. The number of desks is the number of desks available for work, including fixed desks, hot desks, and desks in focus and refreshment spaces. It does not include desks in meeting rooms.