

Office Space per Person (2025)

June 30, 2025

Xymax Research Institute

Office space per worker coming to the office declining since 2021

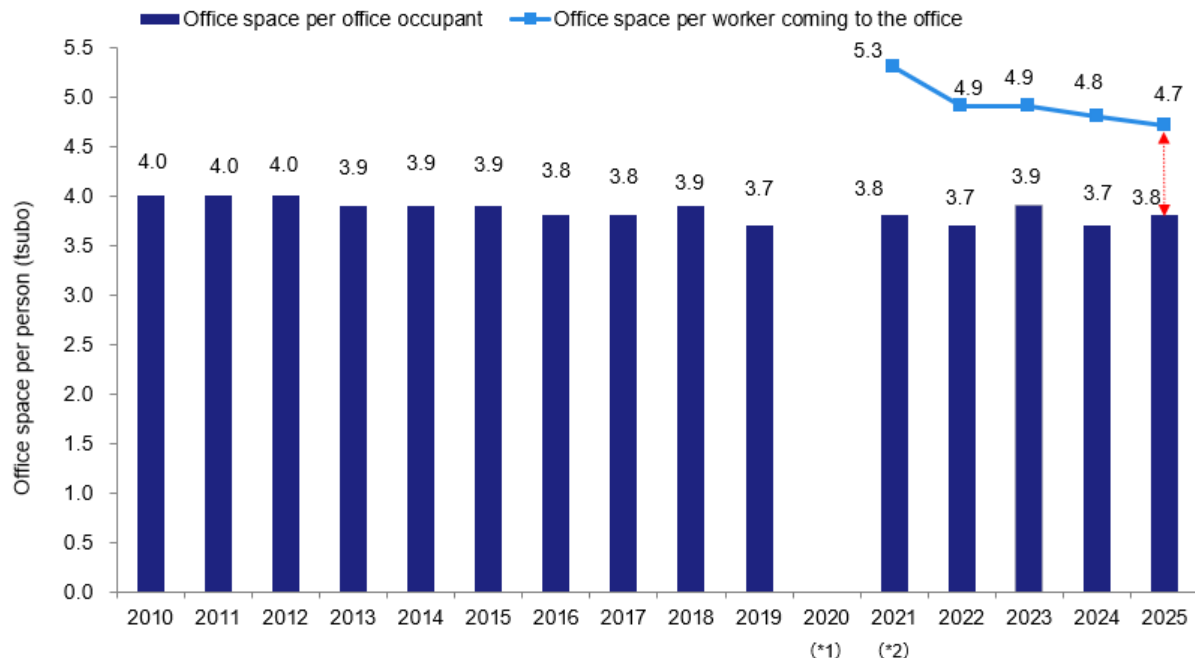
1 tsubo = approx. 3.3 sqm

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 the number of office occupants for the former, and on leased space and the number of workers coming to the office for the latter among corporate tenants located in the 23 wards of Tokyo ("Tokyo 23 Wards").

The median office space per office occupant in 2025 was 3.8 tsubo.

Office space per worker coming to the office has been declining since 2021, dropping to a record low of 4.7 tsubo in 2025. This is likely due to an increase in the number of workers coming to the office as more employees returned to the office. If this trend persists, it may lead to a sense of space constraints in offices.

Figure 1: Office Space per Office Occupant and Worker Coming to the Office (2010–2025, Tokyo 23 Wards)



Osaka City office space per office occupant fell to 3-tsubo level, on par with Tokyo 23 Wards

Figure 2 shows the indicators for office space per person for each office location. In 2025, the office space per office occupant in Osaka City fell to the 3-tsubo level for the first time. The figure was 3.8 tsubo, on par with Tokyo 23 Wards. This was likely due to factors such as the continued increase in personnel due to intensified hiring of new employees amid a tight office market in Osaka City, similar to Tokyo 23 Wards.

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

Figure 2: Office Space per Person and Coming-to-Office Ratio (As of 2025 Survey) – By Office Location

Office location	Office space per person		Average coming-to-office ratio*
	Per office occupant	Per worker coming to the office	
Tokyo 23 Wards	3.8 tsubo/person (2024: 3.7)	4.7 tsubo/person (2024: 4.8)	78.8% (2024: 77.2%)
Osaka City	3.8 tsubo/person (2024: 4.0)	4.8 tsubo/person (2024: 4.7)	82.3% (2024: 82.3%)
Nagoya City	4.1 tsubo/person (2024: 4.3)	5.3 tsubo/person (2024: 5.1)	81.2% (2024: 82.1%)
Fukuoka City	4.5 tsubo/person (2024: 4.5)	5.2 tsubo/person (2024: 5.3)	81.5% (2024: 81.0%)

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

[Reference] Office Space per Desk (As of 2025 Survey) – By Office Location

Office location	Office space per desk
Tokyo 23 Wards	2.8 tsubo/desk (2024: 2.9)
Osaka City	2.9 tsubo/desk (2024: 3.0)
Nagoya City	3.1 tsubo/desk (2024: 3.3)
Fukuoka City	2.9 tsubo/desk (2024: 3.1)

Survey overview

Period	April to May 2025 (We have been conducting an annual questionnaire survey on an ongoing basis since 2008.)
Target respondents	Tenants occupying office buildings managed or operated by Xymax Group companies for general office purposes
Number of valid data	<ul style="list-style-type: none"> Office space per office occupant: 1,209 tenants Tokyo 23 Wards: 527; Osaka City: 266; Nagoya City: 251; Fukuoka City: 165 Office space per worker coming to the office: 1,177 tenants Tokyo 23 Wards: 515; Osaka City: 253; Nagoya City: 240; Fukuoka City: 169 Office space per desk: 1,267 tenants Tokyo 23 Wards: 557; Osaka City: 272; Nagoya City: 257; Fukuoka City: 181
Calculation method	<ul style="list-style-type: none"> Office space per office occupant: The median of figures derived by dividing the area rented by the target tenant by the number of its office occupants Office space per worker coming to the office: The median of figures derived by dividing the area rented by the target tenant by the number of its workers coming to the office Office space per desk: The median of figures derived by dividing the area rented by the target tenant by the number of its desks
Remarks	<ul style="list-style-type: none"> Office space size is the area specified in the lease contract. In addition to work spaces, it includes the entrance (reception) area, meeting rooms, employee lounges, document storage and other storage areas, and corridors within the exclusive areas. The number of office occupants is the number of employees registered at the office. The coming-to-office ratio is the ratio given by companies when asked about their current average ratio of employees coming to the office. A ratio of 100% means that all employees came 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.