

Office Space per Person 2023

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Xymax Real Estate Institute Corporation

Office space per <Office Occupant> increased slightly to 3.9 tsubo, reducing the gap with office space per <Worker Coming to the Office>

1 tsubo = approx. 3.3 sqm

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

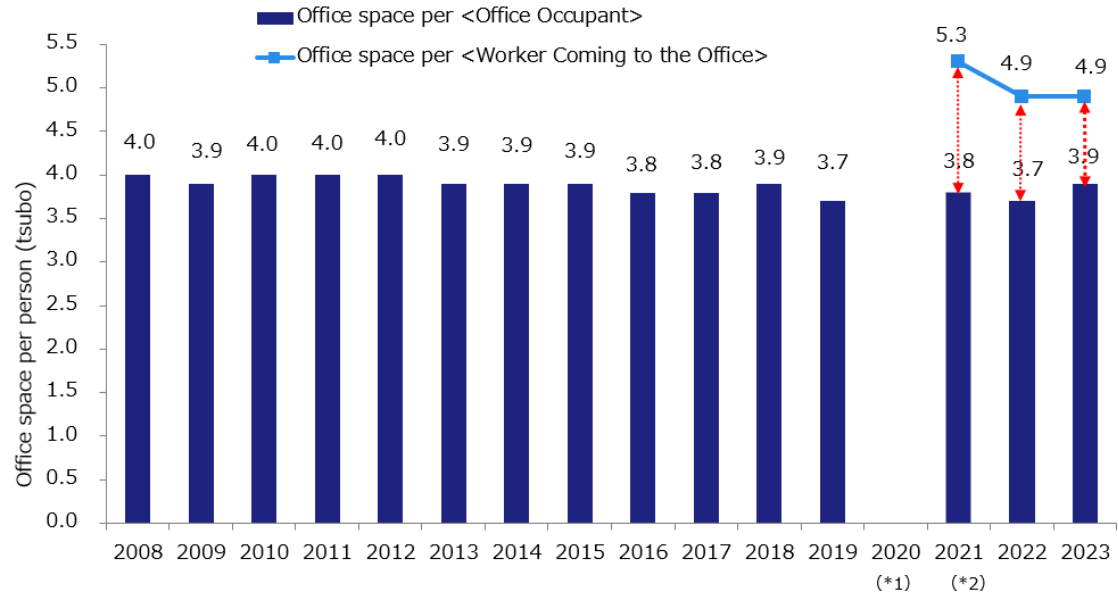
The median office space per <Office Occupant> in 2023 was 3.9 tsubo, a slight increase from the previous year.

Office space per <Worker Coming to the Office> was 4.9 tsubo, unchanged from 2022.

Compared to previous surveys, the difference between office space per <Office Occupant> and that per <Worker Coming to the Office> has shrunk. We believe this to be due to a rise in companies' demand for office floor space, leading to an increase in office space per <Office Occupant>, while an increase in the number of people coming to the office on the back of the easing of restrictions on workers coming to the office resulted in office space per <Worker Coming to the Office> being unchanged.

For reference, the significant figure for these indicators has been published in two digits but is now published in one digit, with which a significant difference can be confirmed, as a result of a re-examination.

Figure 1: Office Space per <Office Occupant and Worker Coming to the Office> (2008–2023, 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 person in Tokyo 23 Wards is smaller than in Osaka, Nagoya, and Fukuoka

By office location, the office space per person was smaller in the Tokyo 23 Wards for both <Office Occupants and Workers Coming to the Office> than in Osaka, Nagoya, and Fukuoka Cities (Figure 2).

The coming-to-office ratio at the time of the 2023 survey was relatively low in the Tokyo 23 Wards at 75.6%, indicating that telework has spread more than in other areas.

The Reference at the bottom of the page indicates office space per desk by 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 (As of the 2023 Survey) – By Office Location

Area	Office space per person		Average coming-to-office ratio*1
	Office space per <Office Occupant>	Office space per <Worker Coming to the Office>	
Tokyo 23 Wards	3.9 tsubo/person	4.9 tsubo/person	75.6%
Osaka City	4.1 tsubo/person	5.0 tsubo/person	83.5%
Nagoya City	4.3 tsubo/person	5.2 tsubo/person	82.1%
Fukuoka City	4.7 tsubo/person	5.6 tsubo/person	81.9%

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

Reference: Office Space per Desk (As of the 2023 Survey) – By Office Location

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

Survey overview

Survey period	<p>April – May 2023</p> <p>Note: A questionnaire survey has been conducted once a year since 2008.</p>
Target	<p>Office tenants occupying space in typical office buildings</p>
Number of valid data	<ul style="list-style-type: none"> • Office space per <Office Occupant> 1,158 tenants Tokyo 23 wards: 513 Osaka City: 328 Nagoya City: 172 Fukuoka City: 145 • Office space per <Worker Coming to the Office> 1,093 tenants Tokyo 23 Wards: 484 Osaka City: 311 Nagoya City: 161 Fukuoka City: 137 • Office space per desk 1,193 tenants Tokyo 23 Wards: 535 Osaka City: 332 Nagoya City: 176 Fukuoka City: 150
Calculation method	<ul style="list-style-type: none"> • Office space per <Office Occupant>: Median of the figures derived by dividing the tenants' leased space by the number of office occupants • Office space per <Worker Coming to the Office>: Median of the figures derived by dividing the tenants' leased space by the number of workers coming to the office • Office space per desk: Median of the figures derived by dividing the tenants' leased space by the number of desks
Remarks	<ul style="list-style-type: none"> • Office space is the space specified under the lease contract. It includes office area, the entrance (reception) area, meeting rooms, employees' lounge area, document storage space, other storage space, and corridors within the dedicated area. • The number of office occupants is the number of workers belonging to the office. • The coming-to-office ratio is the companies' reply on their current average coming-to-office ratio, with 100% being 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 that can be used for work, such as fixed desks, hotdesking, and desks in focus space and space for refreshing and excludes desks in meeting rooms.