

BUSINESS INTELLIGENCE

The Global Fortune 500
Flex Space Report

Q3 2026

2 in 3 of the Global
Fortune 500 are Keeping
or Expanding Their Flex
Space—*with Occupancy
in Just 95 Days*

An analysis of Global Fortune 500 occupancy
across the WeWork global flexible space network,
from May 2025 to May 2026.

wework

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Key Takeaways

2 in 3 members

kept or grew their WeWork footprint year over year, while about 1 in 3 reduced theirs.



Members move in within about

95 days

of first inquiry, making speed a leading reason the largest companies choose flexible space.



1 in 4

of the Global Fortune 500 (124 of 500) held space in the WeWork network as of May 2026, alongside their traditional leases and owned real estate.



The average footprint grew nearly

21%

from 556 to 672 seats, while total Global F500 seats rose 5.6% to 83,275.



92% of members

choose dedicated offices, which account for roughly 90% of all the seats they hold.



Technology (24%) and Finance (23%)

lead the customer base, while consumer and manufacturing make up about a quarter of members.



North America

is seeing the strongest growth, with seats up 24.3% and the average footprint up 33.5%, and it transacts fastest at about 80 days from first inquiry to move-in.



Members span multiple

Buildings (62%) and Countries (53%)

using a single provider to standardize space across markets.



As of May 2026, 124 of the Global Fortune 500 companies chose WeWork spaces, in addition to traditional leases or direct real estate ownership. This number applies to the WeWork network alone, where 2 out of 3 Global F500 WeWork members kept or increased their footprint in 2026. The world's biggest companies are taking more space across more of their operations than they did a year ago, suggesting that, among those that remain, the **commitment to flexible space is deepening**. This study examines the numbers behind that commitment.

2 in 3 Held or Grew — Led by Big Multi-Location Members



The major enterprises expanding their WeWork presence are typically the organizations that already operate across several buildings and markets and are choosing to expand further. That also means the customer base is shifting: fewer small, casual arrangements and more large, committed ones. This shift partly reflects smaller, single-location members leaving the network, whose count fell about 24% over the year.

It is also worth noting that 62% of large enterprise members span multiple buildings, while 53% span multiple countries. By using WeWork as a single provider, large enterprise companies standardize space across markets and can put teams on the ground wherever the business needs them.

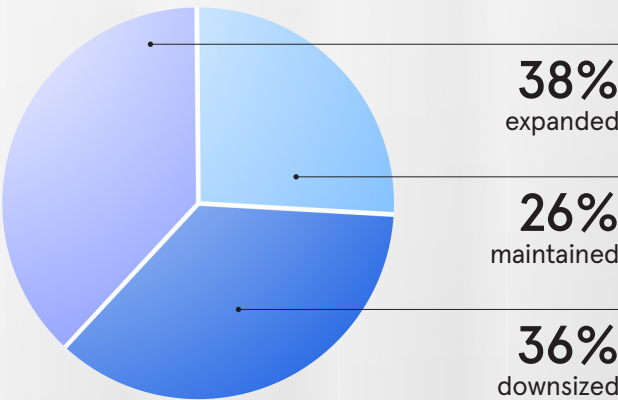
Taken together with the growth in average footprint and the dominance of dedicated space, the multi-market pattern completes the picture: **flexible space has become an established part of how some of the world's largest companies use real estate globally.**

“The question is no longer whether flexible workspace has a role in the enterprise portfolio. The question is how companies integrate it alongside long-term leases to create a real estate strategy that's faster, more resilient, and better suited to growth or uncertainty.”

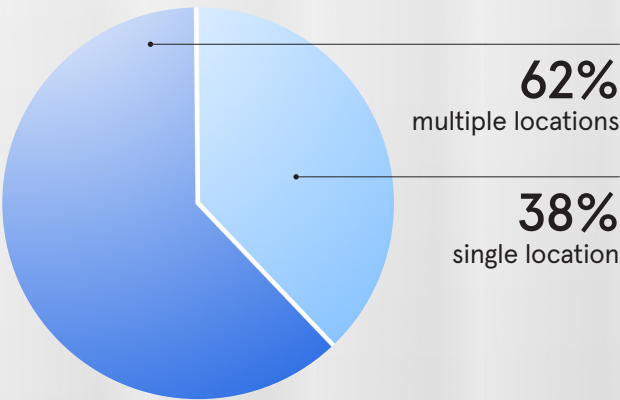
— John Santora, WeWork CEO

Major enterprises are extending their WeWork space commitment.

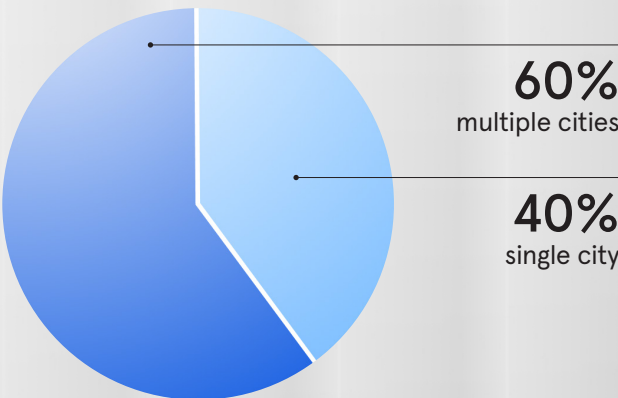
64% of Global F500 companies increased or maintained their footprint.



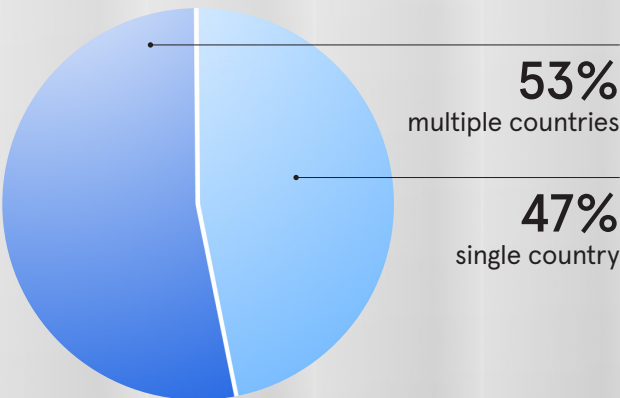
While **62% of them** operate from **multiple locations**.



60% operate from multiple cities.



And **53% from multiple countries.**



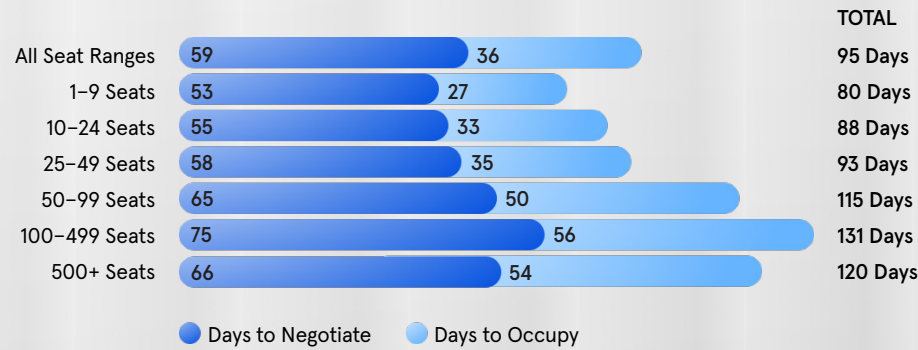
Source: WeWork proprietary booking and occupancy data, May 2026 vs May 2025

95 Days from First Inquiry to Move-In

Across more than 1,000 new Global F500 deals signed since 2023, the average ran about 95 days from first inquiry to move-in: roughly 59 days to reach a signed contract and another 36 to occupy. For companies accustomed to conventional corporate leases that are often negotiated over many months, that pace turns flexible space into a practical way to set up a working office quickly.

The speed holds even for the largest commitments. Offices of 100 seats or more take closer to four months end-to-end, which is longer than the roughly 80 days an office of 1-9 seats needs, but still incredibly quick for dedicated space of that scale.

**Fast move-in
holds true even
for the largest
commitments.**



Source: WeWork deals signed from Jan 2023–May 2026



1 in 4 of the Global Fortune 500 Now Choose WeWork Space



WeWork members include large enterprise companies, such as technology firms, manufacturers, financial institutions, and consumer brands that set the pace for how large organizations operate. Among these companies, **an overwhelming 92% opt for dedicated spaces** (*physical products*), which they often pair with individual memberships for their employees (*All Access*).

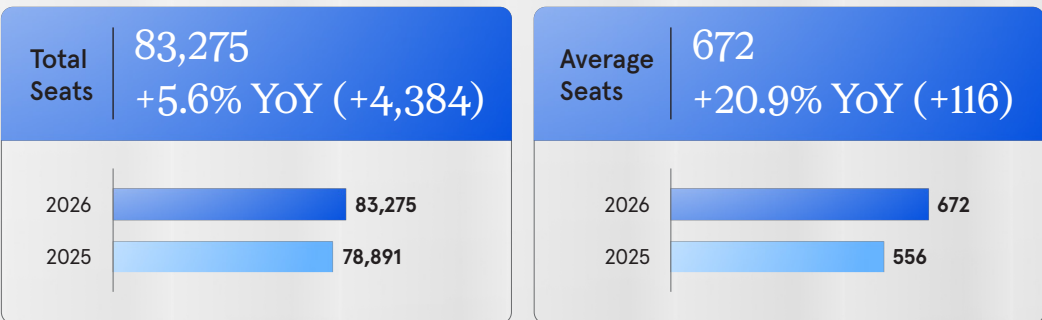
The commitment of Global F500 companies at WeWork suggests that flexible workspace has moved from niche experiment to foundational, long-term operational strategy. That is also confirmed by a [Cushman & Wakefield](#) report stating that 55% of global occupiers were already utilizing flexible office solutions in 2025, with 17% planning to increase their use. The same report highlights that flexible office space offers occupiers the agility they need to adapt to change quickly.

Flex solutions are also a safeguard against the many changes brought by artificial intelligence. According to [JLL](#), “flexible space gives organizations the real-time optionality to adapt as AI reshapes team structures and headcount needs.”

The Average Footprint *Grew 21%* in a Single Year

Between 2025 and 2026, the number of Global F500 companies in the network fell 12.7%, from 142 to 124. Even so, **the average tenant footprint grew from 556 seats to 672**, an increase of nearly 21% in a single year. Across the WeWork network, total seats held by Global F500 members rose to 83,275, up 5.6% year over year.

The 21% jump in average footprint partly reflects smaller members leaving the network, which lifts the average even though about a third of remaining members downsized.



Source: WeWork deals signed from Jan 2023–May 2026

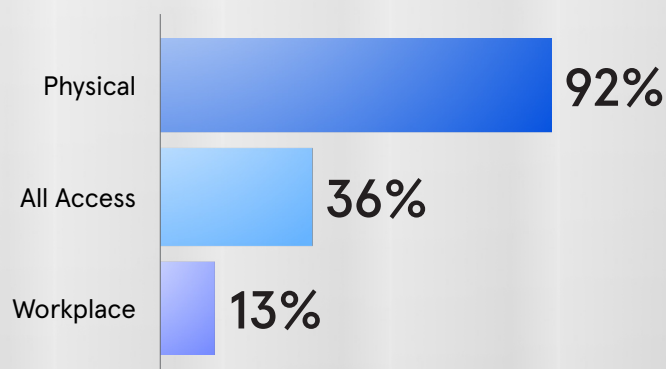


92% of Large Enterprise Companies Chose Dedicated Offices

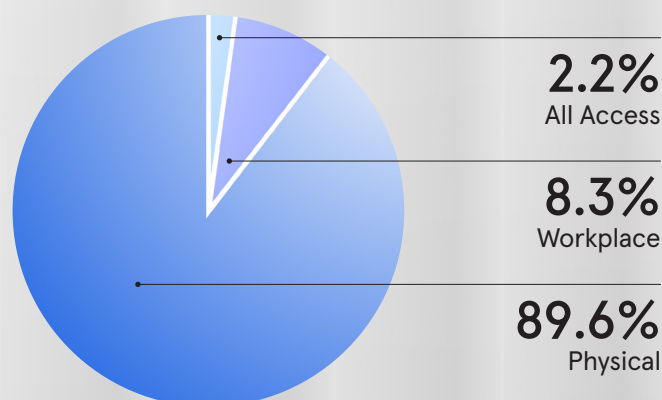
Measured by space rather than number of companies, dedicated offices account for roughly 90% of all the seats Global F500 members currently hold. All Access, WeWork's per-employee membership, is used by about a third of these companies, yet accounts for barely 2% of total seats.

The pattern is clear: large companies take committed offices with their company logos on the door and add flexible access for travelling or distributed staff. For this segment, the flexible workspace model has become a way to hold core real estate: a percentage of the footprint a company would once have owned outright or locked into a multi-year lease is now held on flexible terms, so it can expand or contract as headcount shifts.

Most Global F500 companies choose dedicated offices often paired with individual memberships.



While 90% of seats are in dedicated offices.



Source: WeWork proprietary booking and occupancy data, May 2026

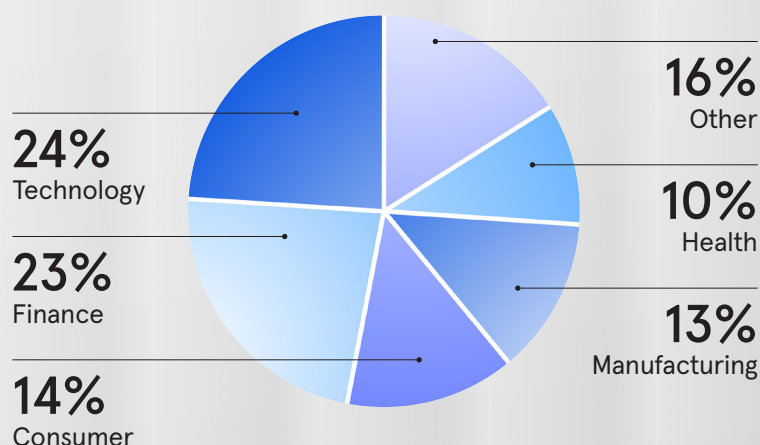
Technology (24%) and Finance (23%) Anchor the Tenant Base

Technology, finance, consumer, and manufacturing companies account for roughly three quarters of WeWork's enterprise-level tenant base, followed by the health sector at about 10%. The mix leans toward established, often heavily regulated industries rather than the venture-backed firms once associated with flexible space.

Finance and healthcare rank among the most heavily regulated sectors of the economy, where decisions about space are impacted by data security, privacy, business continuity, and regulatory compliance. As such, these companies tend to make deliberate, well-considered real estate decisions.

**With 47%,
Tech and Finance
account for almost
half of WeWork's
Global F500.**

Source: WeWork proprietary
booking and occupancy data, May 2026



Region by Region:

North America Leads

The commitment to flexible space—WeWork space, in particular—shows up across its global ecosystem, but it takes a different shape in each region.

North America

North America leads the way. Fortune 500 seats rose 24.3% over the year, and the average footprint per company grew 33.5%, from 589 seats to 787. **3 in 4 North American members either maintained or expanded their footprint**, and the region is the most committed to dedicated space, with physical offices accounting for nearly all of its occupancy. It is also the fastest region to transact, with **80 days on average between inquiry and move-in**—the shortest timeline of any region despite the largest deal volume.

EMEA

EMEA is the steadiest market by total footprint: its seats were essentially flat year over year, down just 0.8%, the smallest change of any region, while **the average footprint edged up 5.4%**. New deals there averaged roughly 111 days from first inquiry to move-in.

Latin America

Latin America shows the same instinct to stay and deepen: **76% of members either retained or expanded their existing space**, one of the strongest retentions of any region. Deals there averaged about 109 days.

APAC

APAC embraces managed space. **WeWork's Workplace product accounts for roughly a third of the region's seats**, the highest of any market, while the average footprint held essentially flat year over year. New deals there averaged about 101 days.

The Bottom Line

While the overall number of Global F500 members in the network fell over the year, those who stayed are taking more space. They are concentrating it in the same locations, favoring dedicated offices over on-demand access, and extending it across markets—often moving into new space within about 95 days. The strongest commitment comes from the largest, most operationally complex global companies.

Global Fortune 500 office footprint by region

METRIC	GLOBAL	USC	EMEA	LATAM	APAC
Number of Global Fortune 500 Companies	124	54	48	51	62
Total Seats of F500	83,275	42,486	13,716	9,549	17,524
Y-o-Y Growth in Total Seats	5.6%	24.3%	-0.8%	-2.1%	-17.0%
Average Seats of F500	672	787	286	187	283
Y-o-Y Growth in Average Seats	20.9%	33.5%	5.4%	15.2%	0.4%
Share of F500 that Expanded	37.9%	51.9%	37.5%	33.3%	32.3%
Share of F500 that Maintained	25.8%	22.2%	39.6%	43.1%	27.4%
Share of F500 that Downsized	36.3%	25.9%	22.9%	23.5%	40.3%
Share of F500 Operating from Multiple Locations	62.1%	55.6%	31.3%	43.1%	37.1%
Share of F500 Operating from Multiple Cities	59.7%	51.9%	29.2%	41.2%	33.9%
Share of F500 Operating from Multiple Countries	53.2%	13.0%	27.1%	31.4%	19.4%

Source: WeWork proprietary booking and occupancy data, May 2026 vs May 2025

Methodology

For this study, we analyzed internal booking and occupancy data for Global Fortune 500 companies across our worldwide locations, comparing May 2026 with May 2025.

We included all membership types, except for Business Address.

When calculating average days from first inquiry to move-in, we looked at new deals from January 2023 to June 2026.



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