

## ABSTRAK

*Co-working space* di era teknologi saat ini menjadi solusi bagi para pekerja kantoran, *freelancer*, pelajar, maupun komunitas untuk lebih mudah berkarya, berjejaring, dan berkolaborasi. Penelitian ini berupaya menganalisis bagaimana *co-working space* model yang efektif dapat diterapkan di Kabupaten Lumajang, melalui penelitian terapan pada *co-working space* Tengah Kota. Penyesuaian budaya masyarakat Kabupaten Lumajang mempengaruhi penentuan *konsep co-working space* yang diterapkan kedepannya secara berkelanjutan. Dengan metode triangulasi, perbandingan tiga pengumpulan data yaitu hasil observasi awal, wawancara, dan studi dokumentasi untuk mendapatkan hasil yang valid dan kuat. Ditemukan 3 konsep *co-working space* secara umum, yaitu konsep *real property*, *community based*, dan *Cafe*. Konsep pertama yang dicoba oleh *Co-working Space* Tengah Kota yaitu konsep semi *cafe*, ternyata belum efektif. Menurut pengamatan langsung peneliti yang berjalan selama 2 bulan, dan hasil wawancara 8 responden, di dukung 59 responden pengisi lembaran quisioner, konsep *community based* merupakan konsep yang efektif di terapkan di *co-working space* Tengah Kota.

**Kata Kunci :** *Co-working Space*, Tengah Kota, *Real property*, *Comunnity Based*, *Cafe*



## ABSTRAC

*Co-working space in the current technology era is a solution for office workers, freelancers, students, and the community to make it easier to work, network, and collaborate. This study seeks to analyze how an effective co-working space model can be applied in Lumajang Regency, through applied research on the Tengah kota co-working space. The cultural adjustment of the people of Lumajang Regency influences the determination of the concept of co-working space that is applied in the future in a sustainable manner. With the triangulation method, the comparison of three data collections, namely the results of initial observations, interviews, and documentation studies to obtain valid and strong results. In general, 3 co-working space concepts were found, namely the concept of real property, community based, and cafe. The first concept tried by a Tengah Kota Co-working Space, namely the semi-cafe concept, has not been effective. According to the researcher's direct observation which lasted for 2 months, and the results of interviews with 8 respondents, supported by 59 respondents who filled out the questionnaire, the community based concept is an effective concept to be applied in the Tengah Kota co-working space.*

**Keywords:** *Co-working space, Tengah kota, Real Property, Comunnity Based, Cafe*

