

occuspace

Fall
2025
Space Utilization Index
for Higher Education

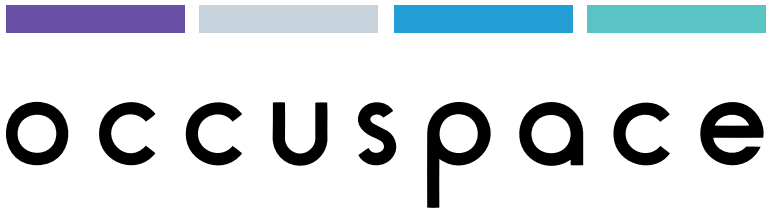
Utilization data trends reveal untapped campus potential





\$79B spent every year
on unused space

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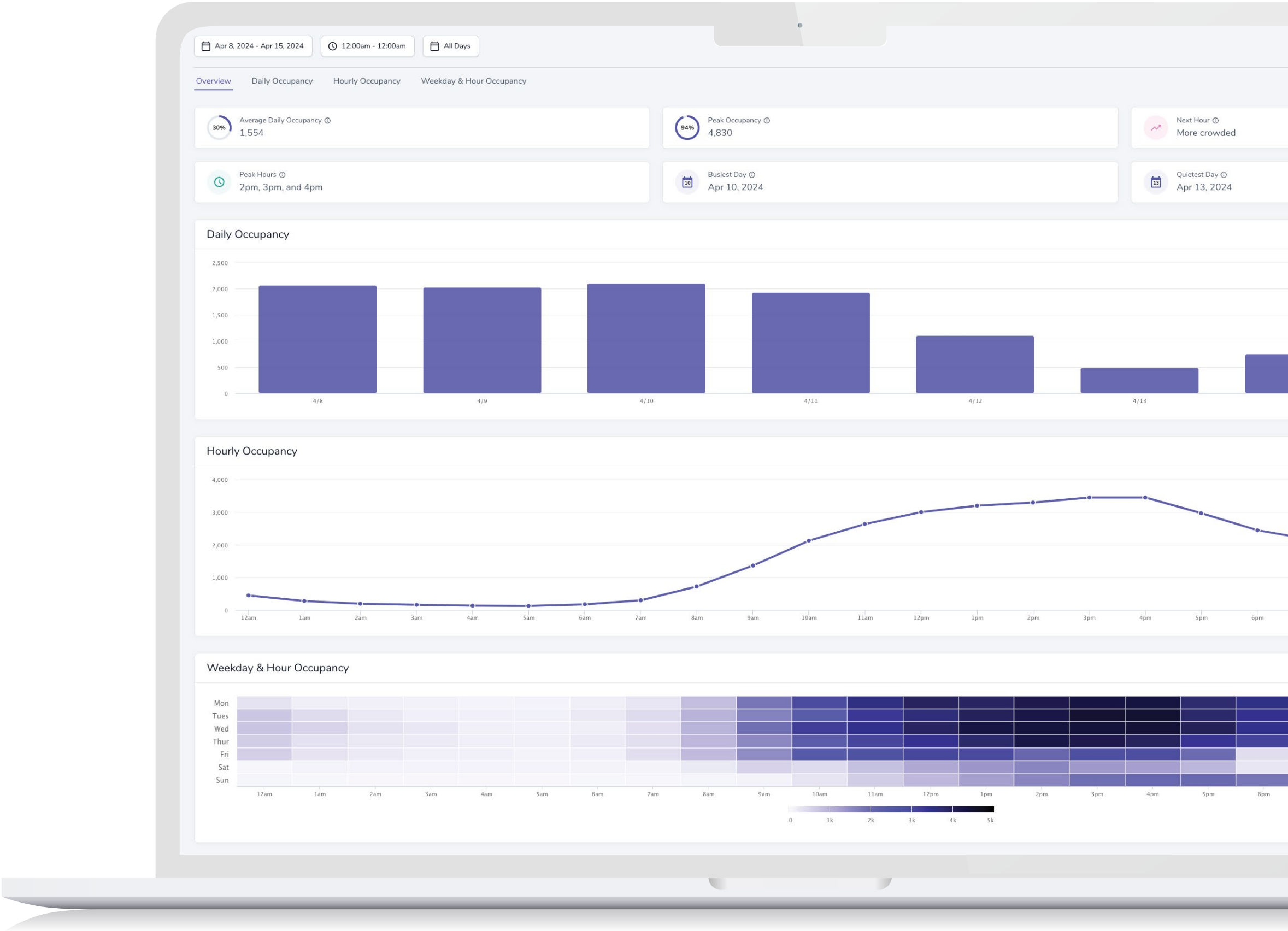
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About this Report

Welcome to the **Fall edition of Occuspace's Higher Ed Space Utilization Index (SUI)**, which presents data and trends **covering H2 2024 through H2 2025**, featuring a detailed analysis of resource utilization patterns and how these metrics reflect the ongoing transformation of campus strategic planning practices.

As universities strive to meet the evolving needs of students, faculty, and staff, optimizing campus space utilization is paramount for operational efficiency and enhanced user experience.

This report aggregates space utilization data across:

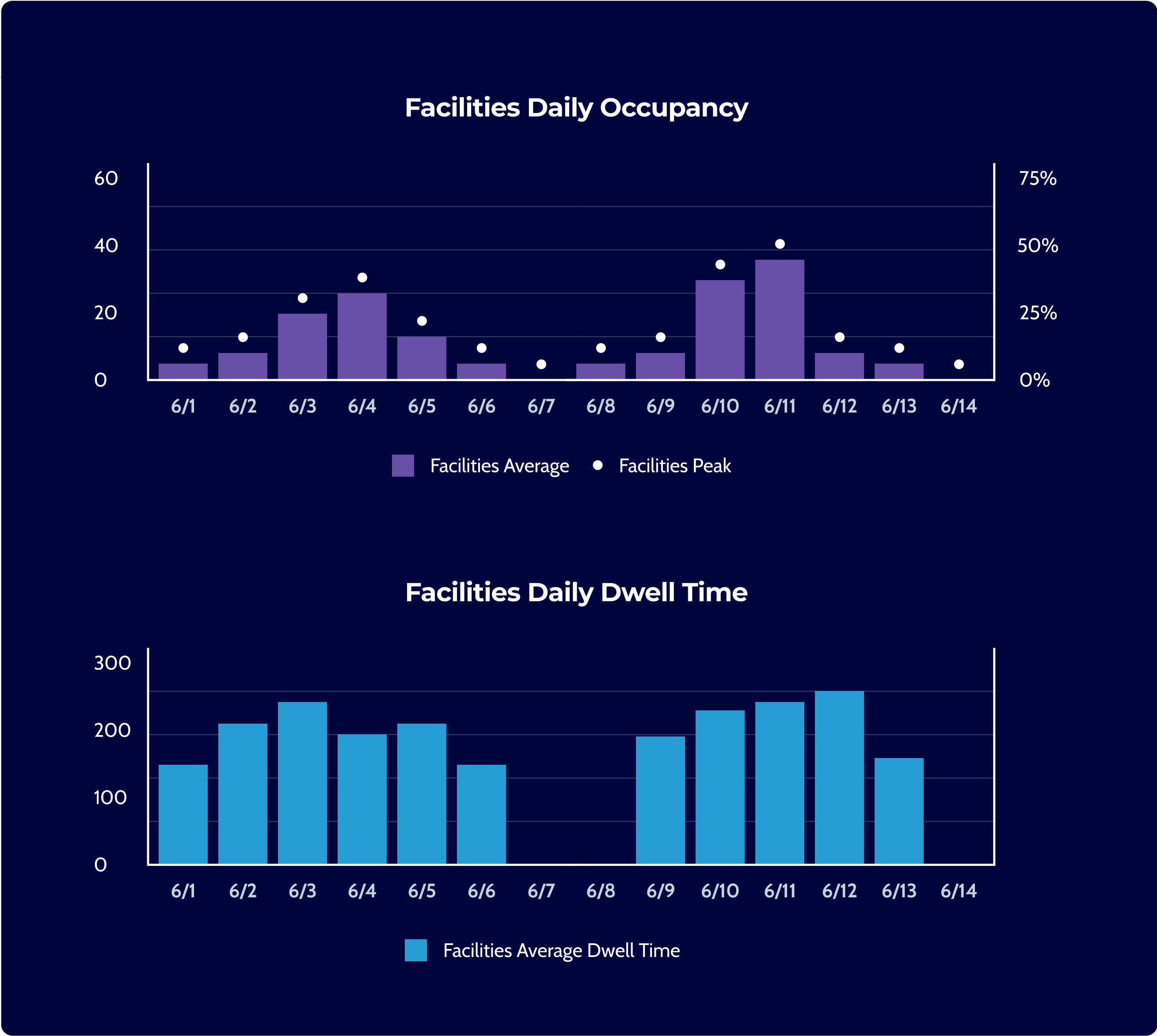
- **100+ Higher Education institutions** in North America
- **40M+ square feet** of space across **10,000+ spaces**
- Aggregate data trends over the **past 18 months**.

The Occuspace platform measures space utilization with proprietary sensors optimized for Higher Education. Deployment requires no infrastructure changes, IT integration or WiFi access, and doesn't capture or store any personally identifiable information.



Data Definitions

- Occupancy** - the number of people in a defined space.
- Utilization** - occupancy relative to the space’s capacity. Often used as a measure of efficiency.
- Average Utilization** - the average occupancy relative to capacity during operating hours. Reflects the average occupancy of a space across all hours measured, not just the busiest time.
- Average Daily Peak Utilization** - the average peak occupancy value of each day (Mon - Sun for student spaces, Mon - Fri for office spaces).
- Dwell Time** - how long people stay in a defined space. Indicates how engaged users are with space—whether they’re just passing through, stopping briefly, or staying for extended periods.



Key Findings

Fall '25 average campus utilization is 45%,
down 8 percentage points from Fall '24.

25% of all classroom hours sit unoccupied

Flexible use spaces like dining, student centers, study spaces, and circulation show steady utilization while **more specialized spaces** saw steep declines.

Office space utilization is **down 19 percentage points** vs Fall '24 with a weekly peak utilization of 52%.

Recreation spaces saw a **17 percentage point decline from Fall '24**, but maintains one of the highest utilization rates across campus.

Small & medium **conference rooms are empty 64% of the workday**, and when they are in use they only have 1 person in them 69% of the time.

Data-Informed Decision Making



Optimize Space Management

Use data to optimize existing space, shed leases (\$40/sqft/year) and avoid new construction (\$600/sqft).

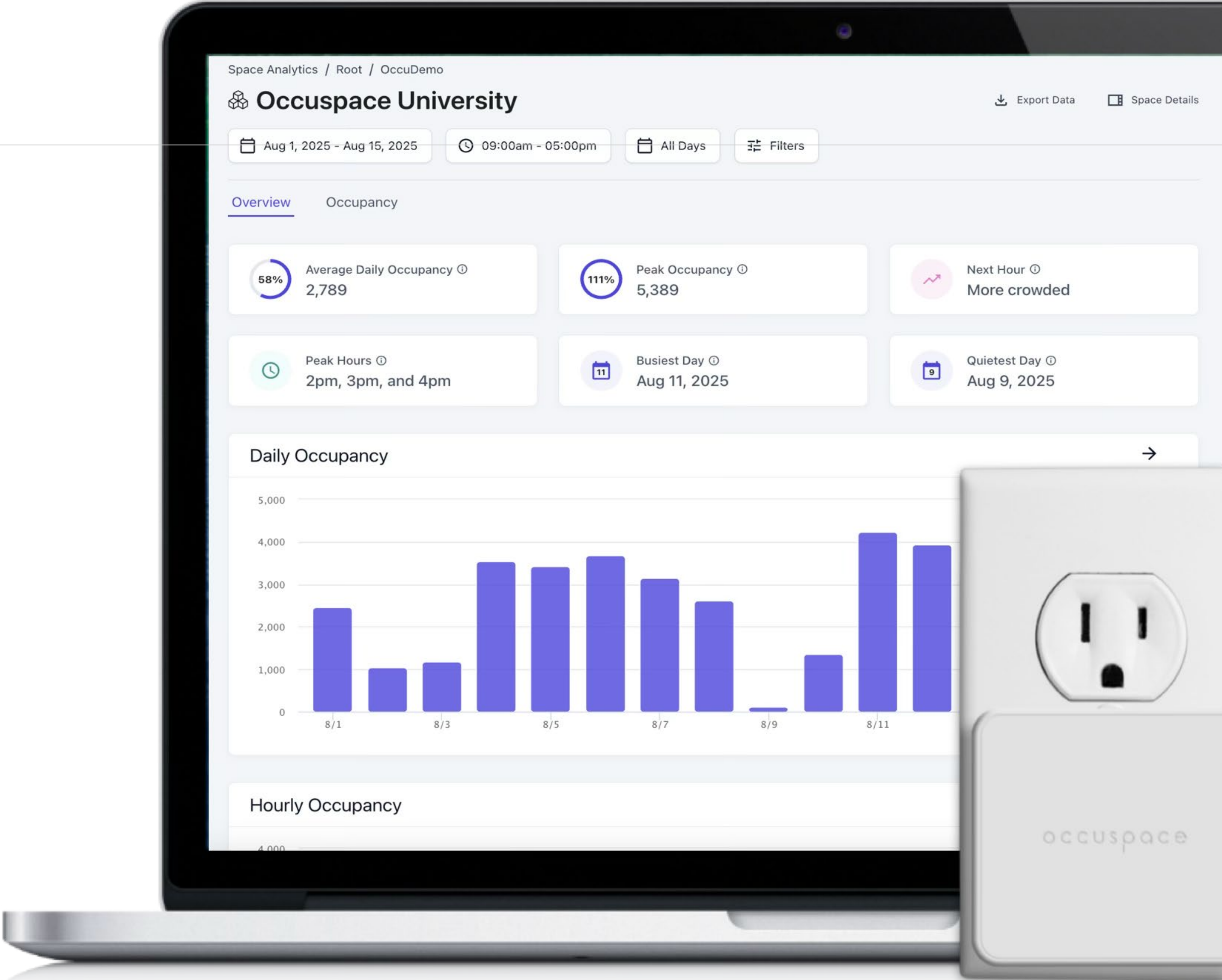


OpEx Reduction

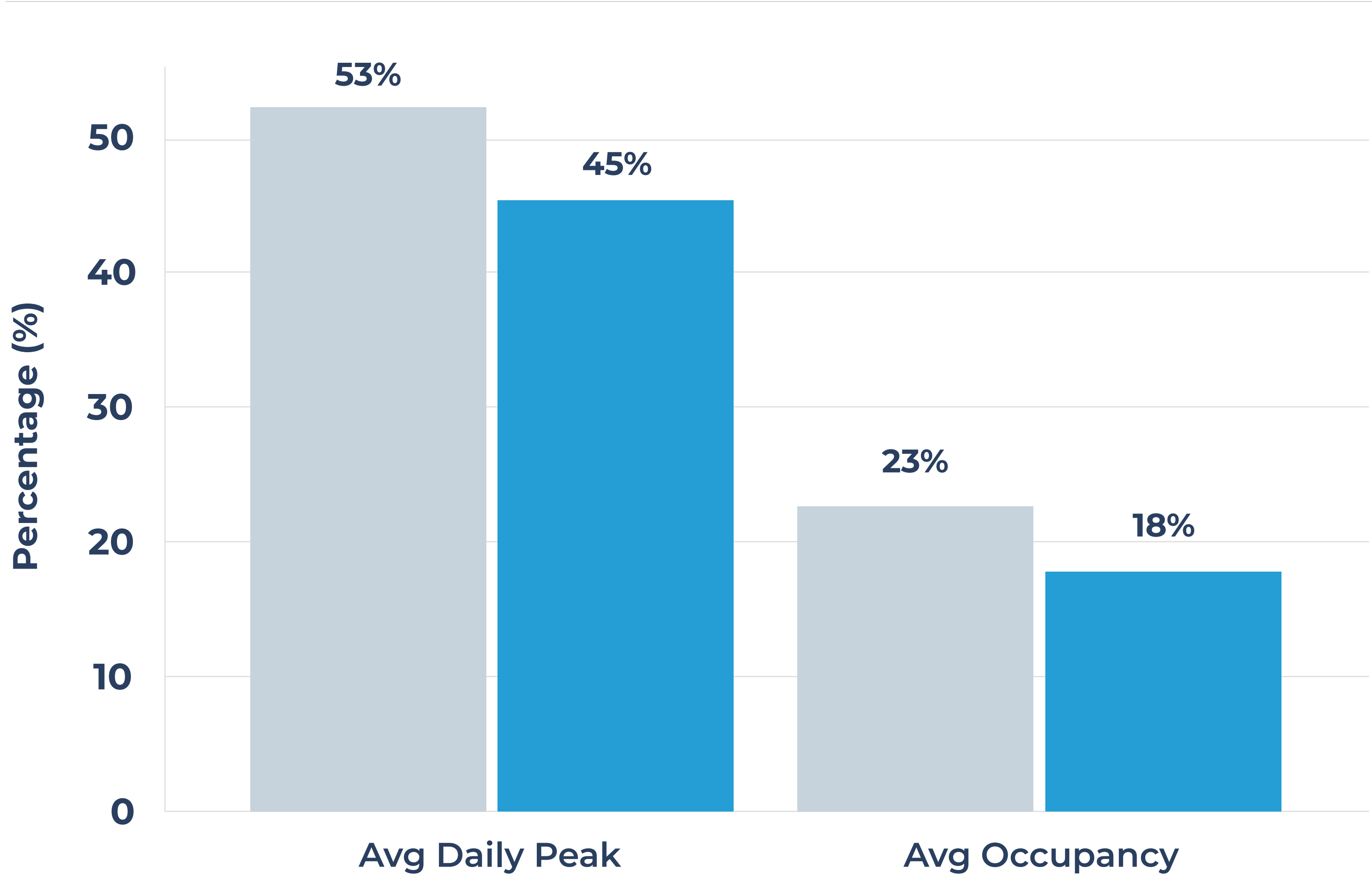
Save \$0.30 - \$0.60 per sqft annually on custodial cleaning and HVAC optimization

Data Trends

- Overall Trends
- Student Spaces
- Classrooms
- Office Space
- Conference Rooms



8% YoY Drop in Daily Peak Utilization



Average Daily Peak dropped substantially in H2 '25 to **45%** across all space types.

Clients target **70-85% average daily peak utilization**, suggesting ample room to optimize

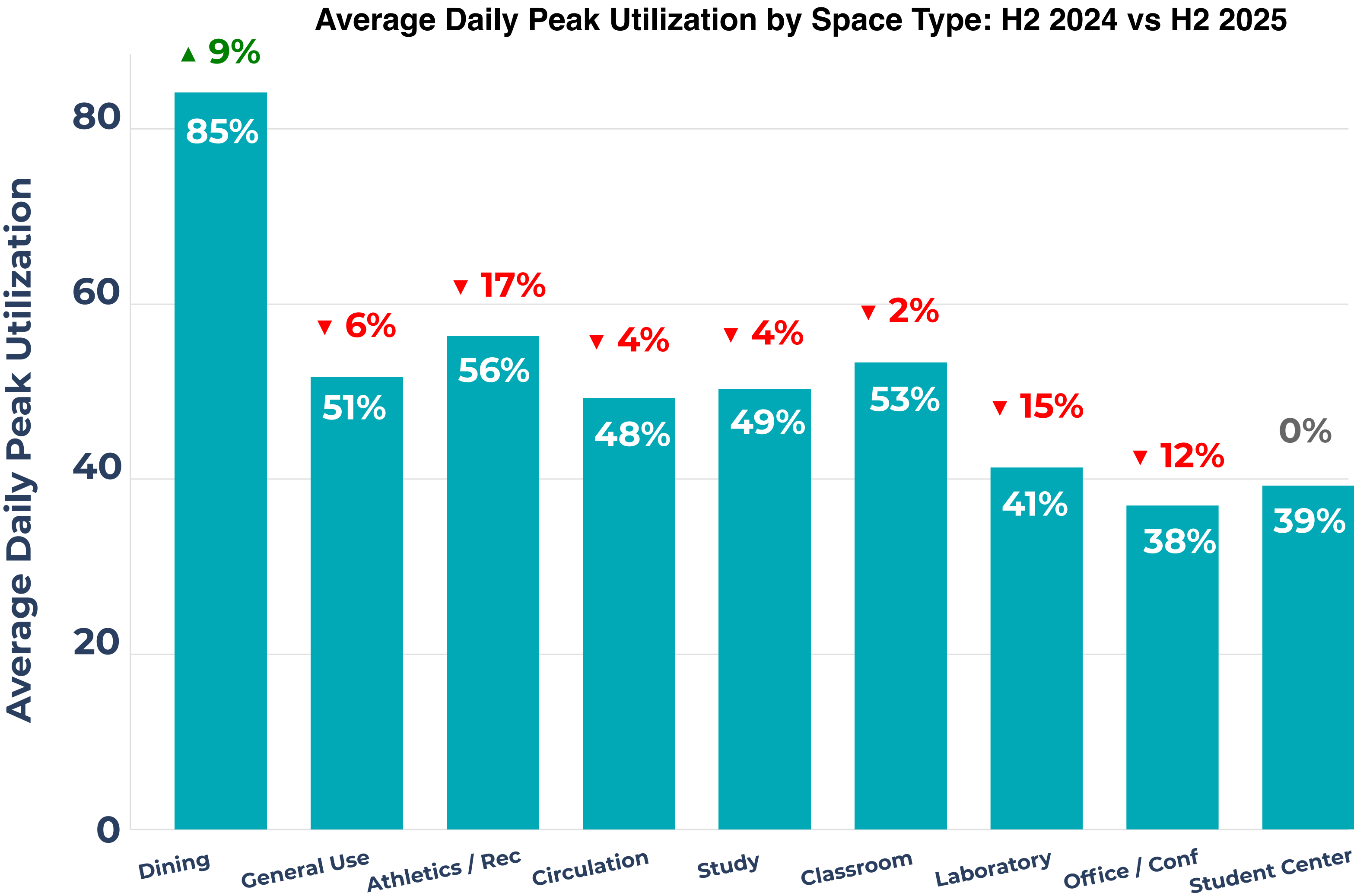
H2 '24
H2 '25

Bucking the Trend



While our overall dataset shows declines in YoY utilization, **clients who have been using utilization data for over a year** to optimize their spaces have **reversed the trend** on their campuses.

Utilization by Space Type

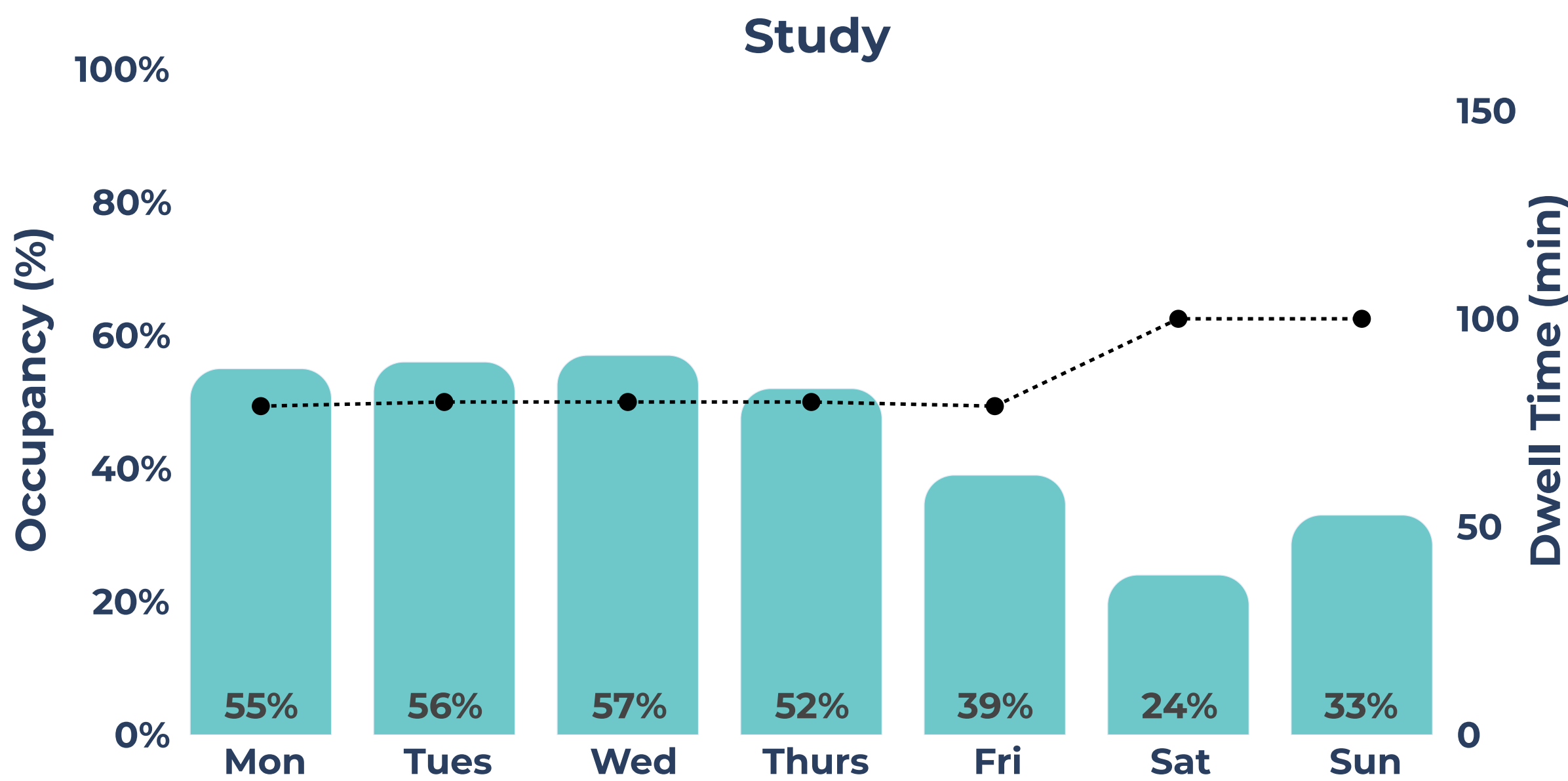
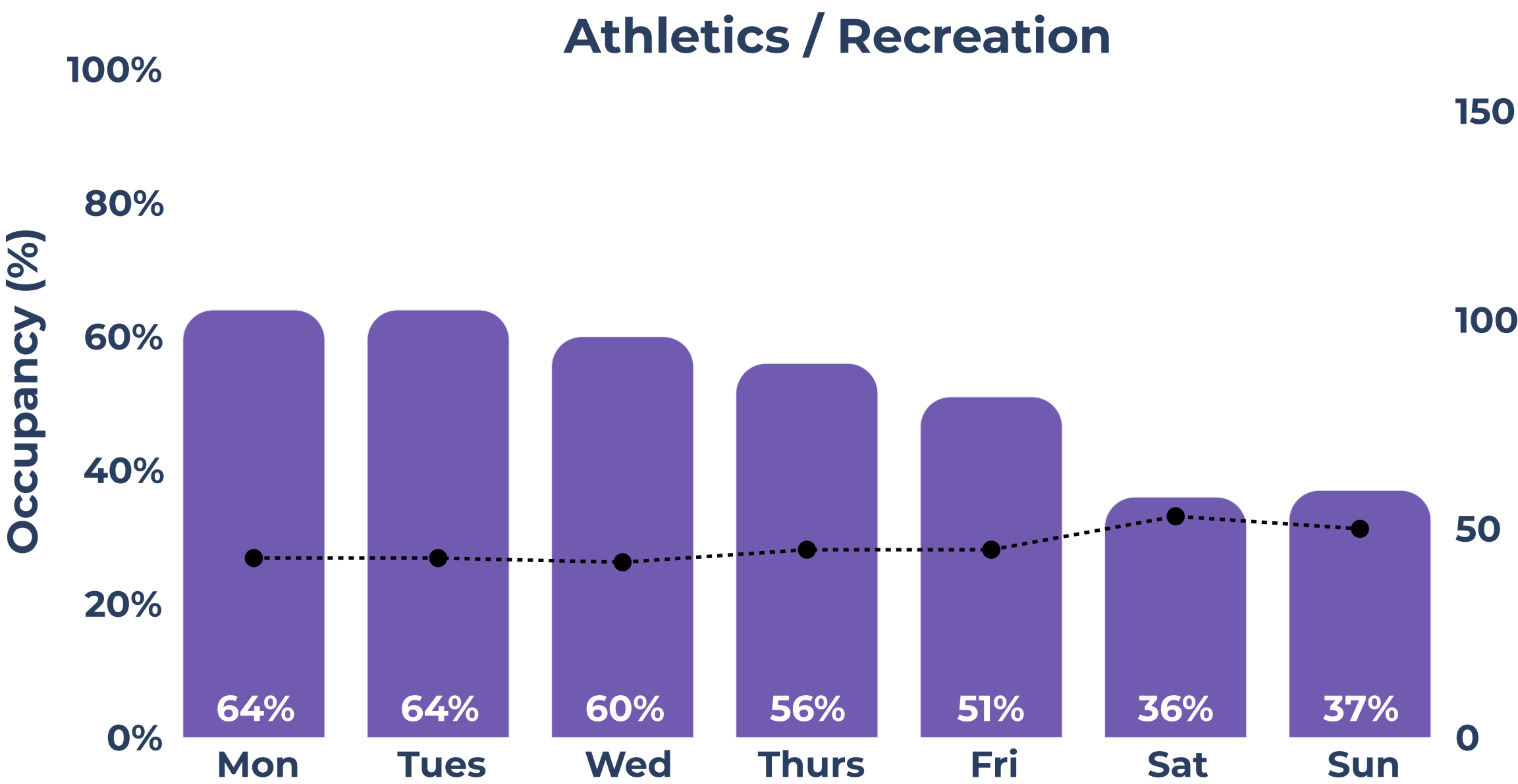


Flexible vs Specialized Spaces

Most other spaces relatively flat vs Fall '24

Recreation, Lab, and Office space saw a steep decline YoY

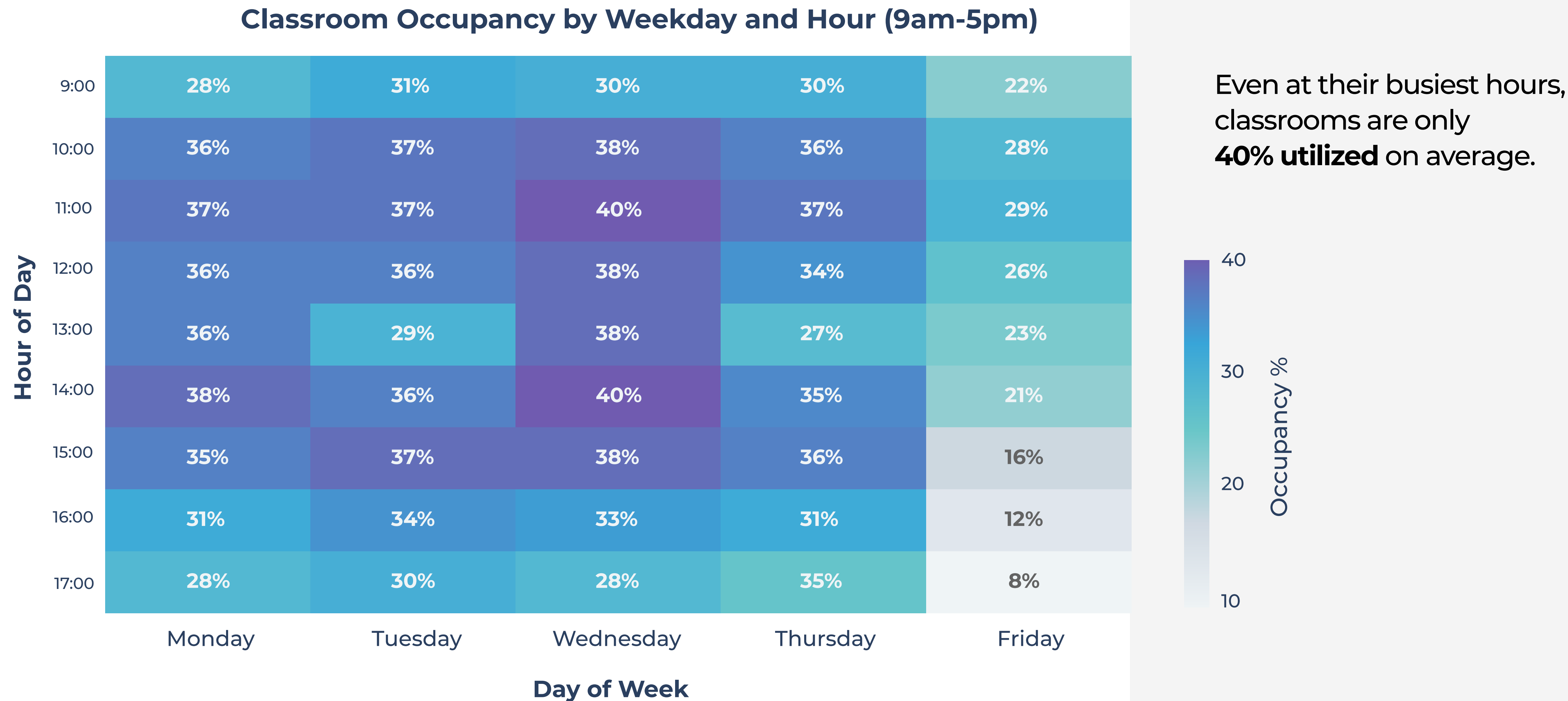
Student Space Trends



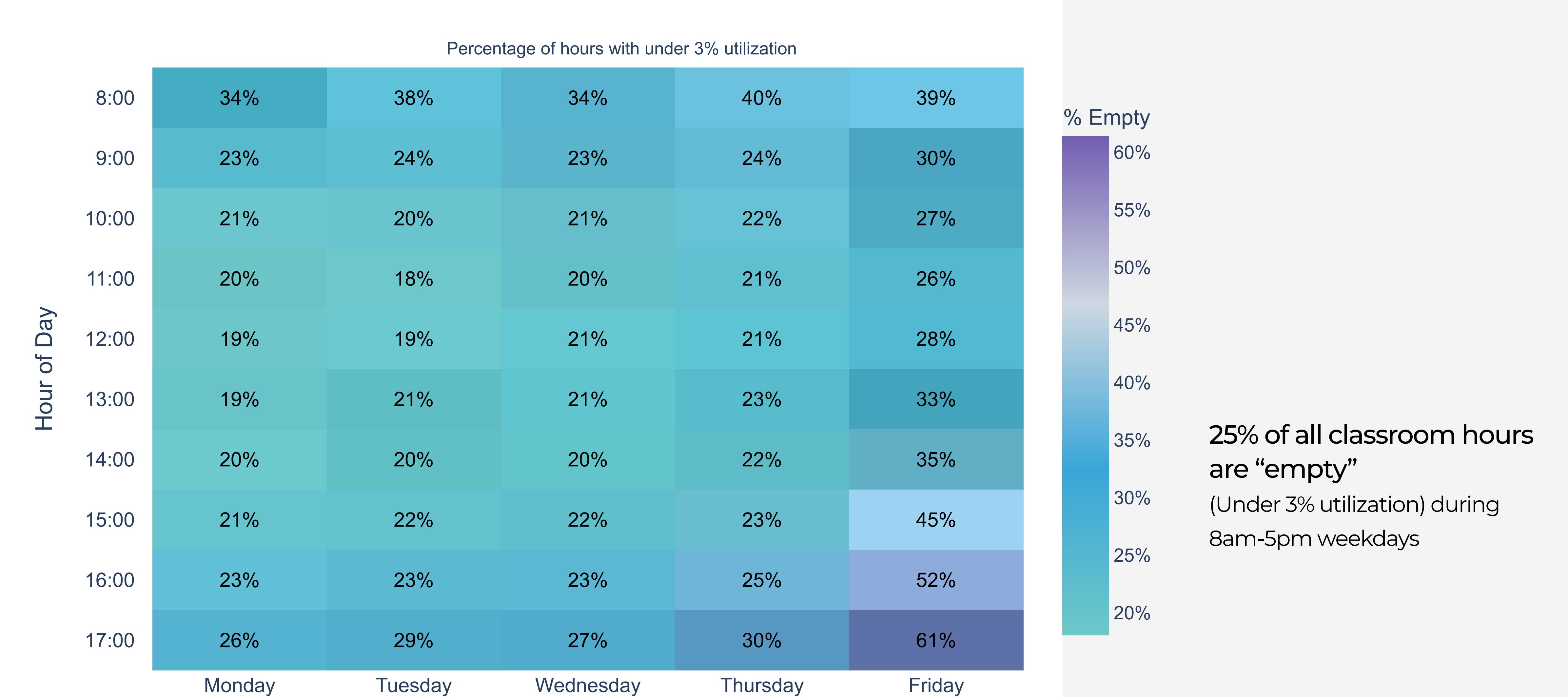
Consistent Year-over-Year (YoY) Utilization and Dwell Time Trends

- Recreational (Rec) Spaces: Daily utilization consistently declines throughout the week, while average dwell time remains stable.
- Study Spaces: Weekend utilization drops, but average dwell time increases, meaning fewer weekend visitors spend more time.

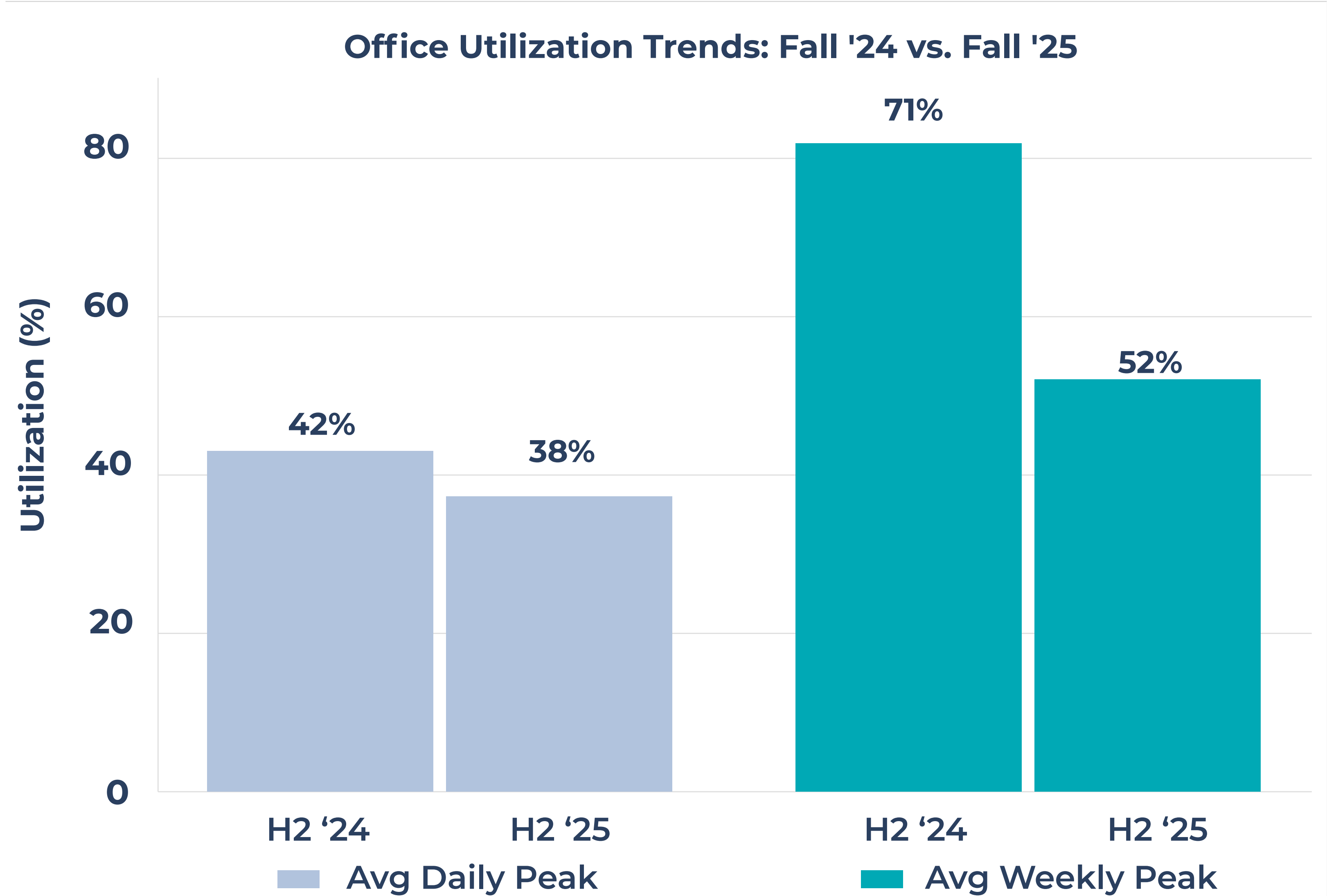
Classroom Usage Across the Week



Classroom Empty Hours: Hour vs Weekday

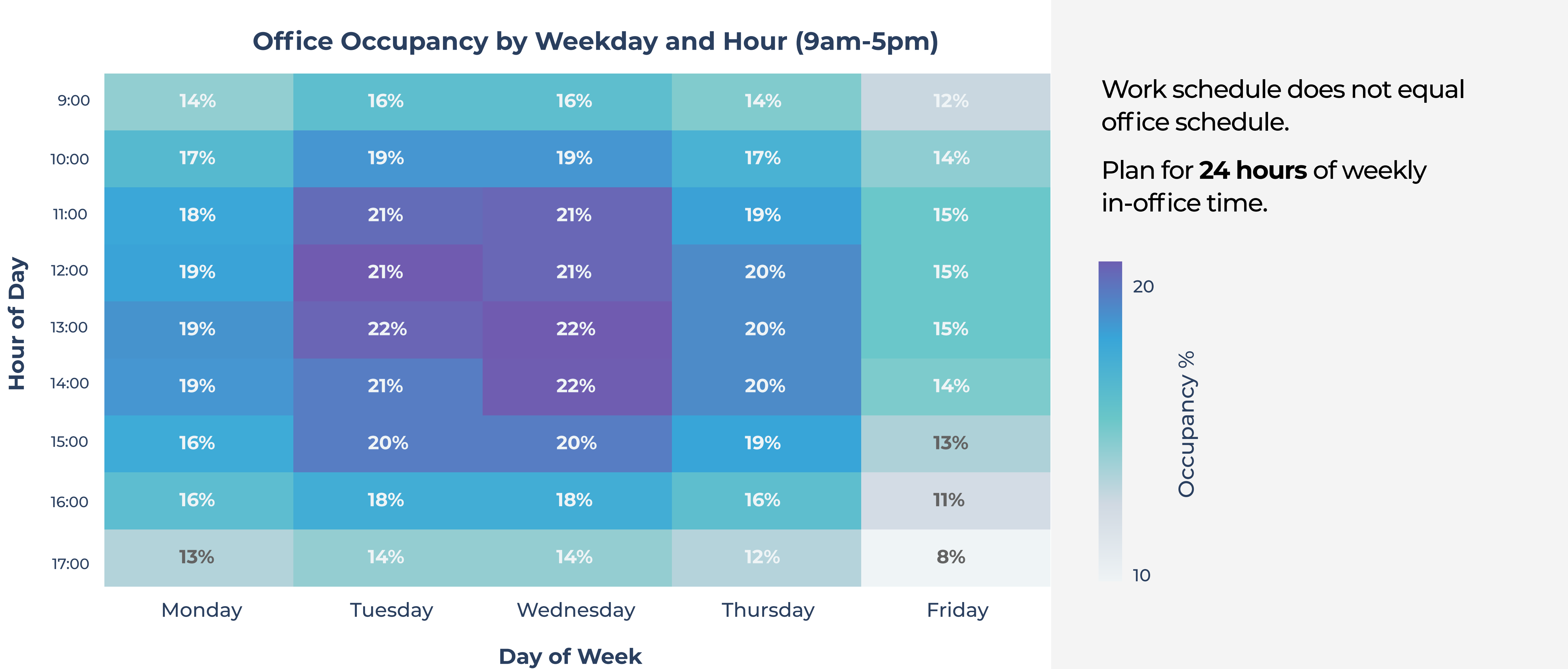


Office Space Utilization

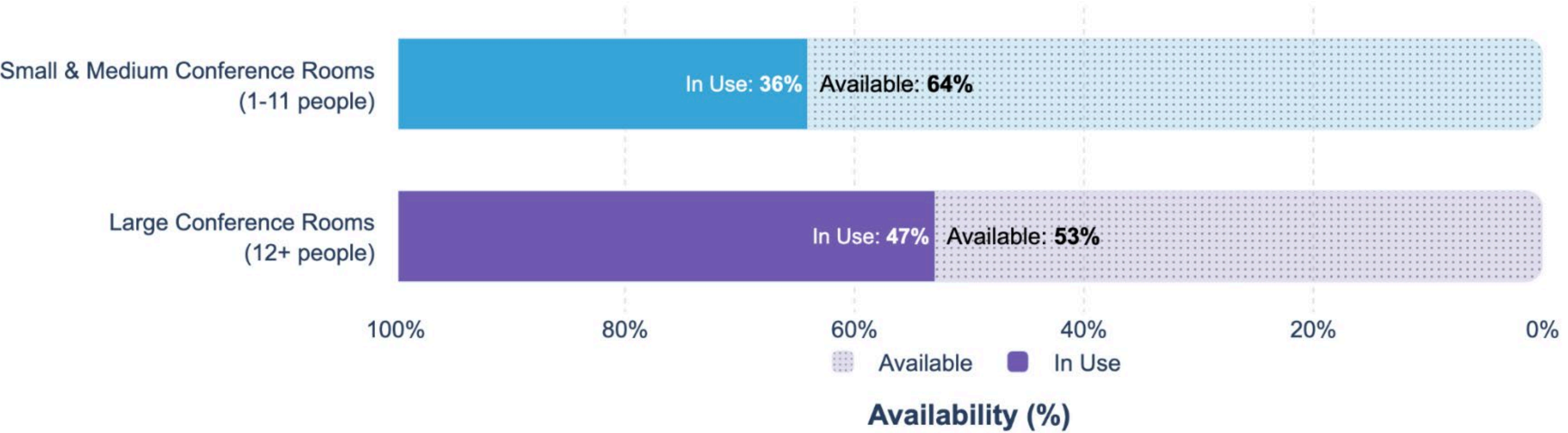


Average daily peak and average weekly peak showing sharp YoY declines.

Office Space Utilization



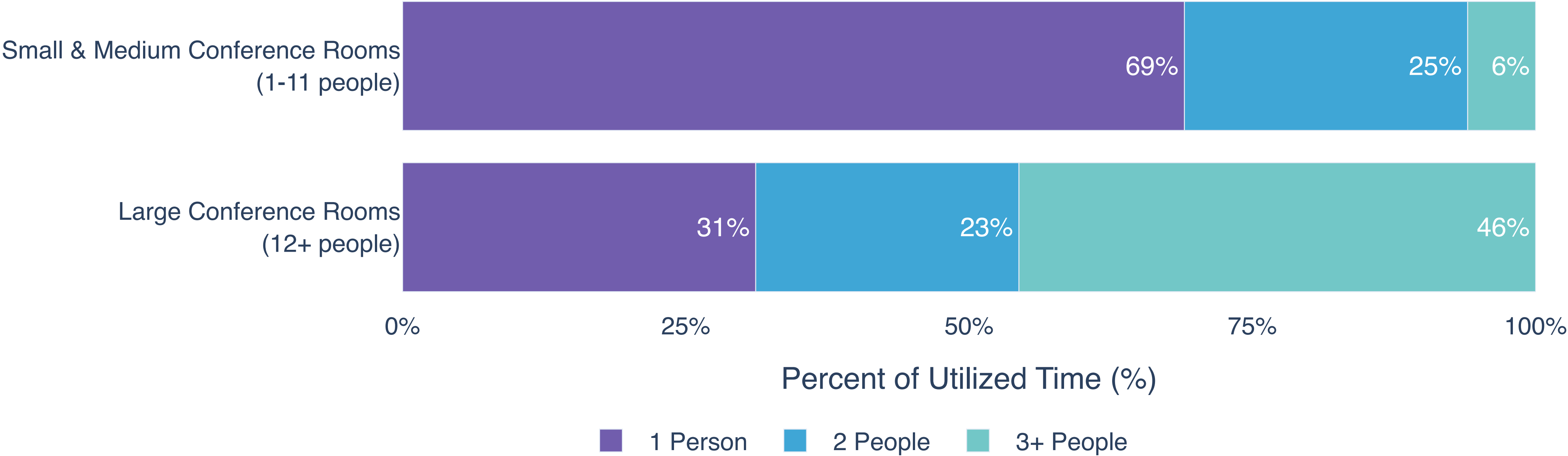
Conference Rooms



All conference rooms are occupied **less than 50% of the 9am - 5pm** workday.

Conference Rooms

Conference Room Utilization Breakdown by Occupancy



69% of the time small & medium conference rooms are occupied, they are **occupied by only 1 person**.

Data-in-Action: “News & Insights” on Occuspace.com



Webinars



UCLA: 20-30% Custodial Efficiency

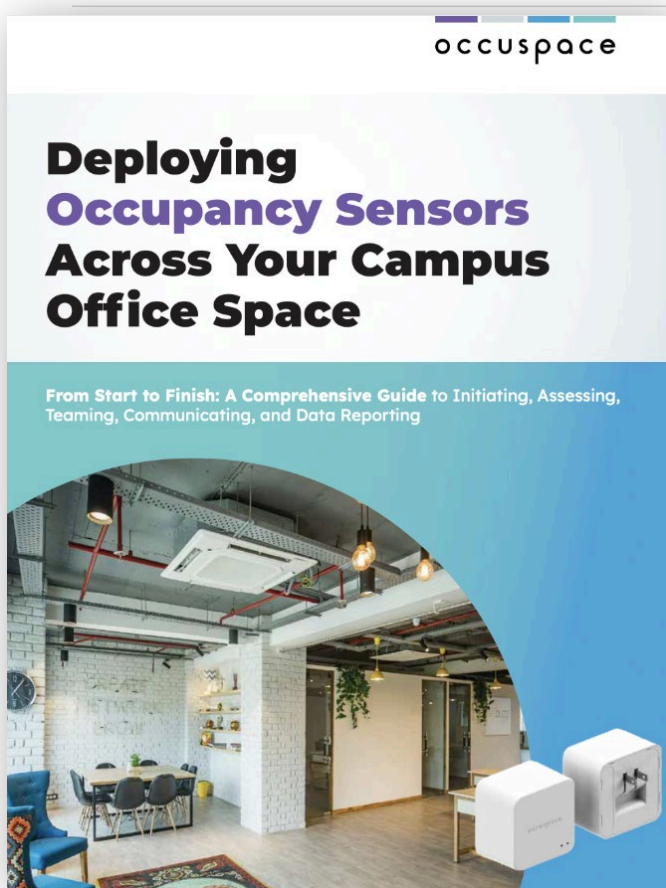


Data for RTO/Improved Experience

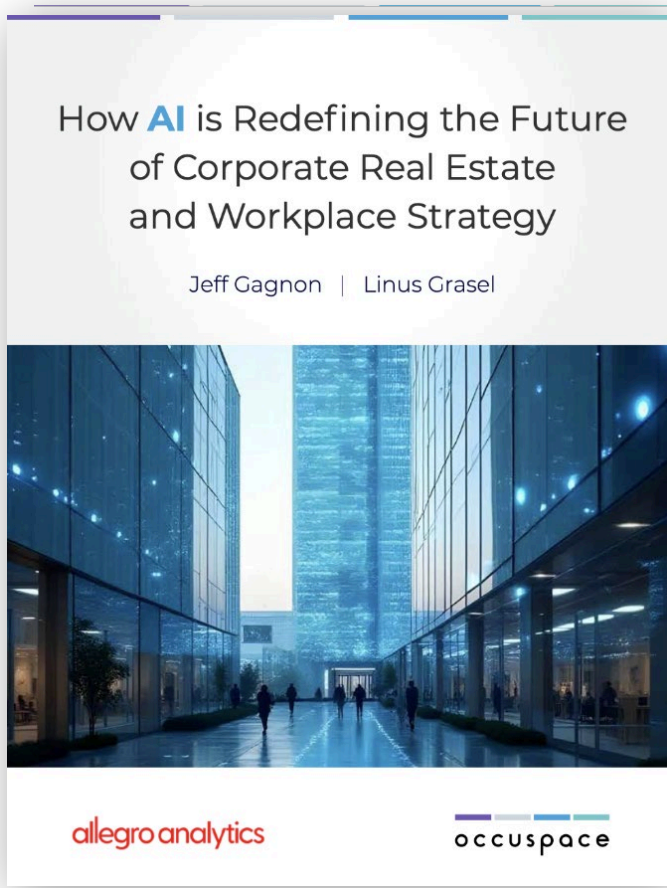


Data while maintaining 100% Privacy

Blogs & eBooks



Step-by-Step
Deployment Guide



AI Impacts on Workplace



Step-by-Step Guide
Space Allocation

Scan QR code or
Visit: Occuspace.com



Case Studies



UCSD: \$20M+ Saved

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