

2019년 10월 25일 키워드 스피킹 방송 / 주제: 공유 오피스

<광고>

	<p>『일상회화 편 2』</p> <p>세련되고 효과적인 회화 표현</p> <p>213개의 대화문과 71개의 추가 문장으로 스피킹 업그레이드</p>		<p>『시사이슈 편』</p> <p>『키워드 스피킹』 팟캐스트 에서 다룬 표현들을 소개</p> <p>총 43개의 시사 이슈에 관 한 유용한 문장들</p>
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\*유튜브를 통해서만 제공됩니다. 팟캐스트에는 더 이상 업로드되지 않습니다. 유튜브에서 '프랙티쿠스'나 '키워드 스피킹'으로 검색하시면 됩니다. <https://www.youtube.com/user/TVpracticus/videos>

## Summary

Recently, there were news reports that **the IPO plans for WeWork fizzled**. The American shared working space and commercial real estate company was believed to be the leader in **the coworking business, which was thought to be a major part of the "sharing economy."** But the company turned out to have an excessive amount of debt. Also, investors **became skeptical about the profitability of its business model**.

The coworking business **claims to provide value for both building owners and tenants**. Building owners **can solve their vacancy issues**, and **startups that look for small-sized offices can cut down on overhead**. Also, startups getting together in these shared offices can build connections with each other and **have better access to venture capitalists or investors**. However, there are downsides. The business **has no other source of profit generation than re-leasing offices**. Many of coworking office users feel uncomfortable about **sharing their workstation with others** and prefer privacy. Some complain that the rent is not so reasonable.

In the 21st century's new business environment, where companies are created in forms of startups and task forces, **there will be constant demand for shared office space**. But **the business seems to have issues to deal with first, before it establishes itself as a truly innovative business platform**.

해석

1. the IPO plans for WeWork fizzled 위워크의 기업 공개가 무산되었다
2. the coworking business, which was thought to be a major part of the "sharing economy." '공유 경제'의 일부분을 차지한다고 믿었던 공유 오피스 비즈니스
3. became skeptical about the profitability of its business model 비즈니스 모델의 수익성에 회의적이다
4. claims to provide value for both building owners and tenants 건물주와 세입자 모두에게 가치를 제공한다고 주장한다
5. can solve their vacancy issues 공실 문제를 해결할 수 있다
6. startups that look for small-sized offices can cut down on overhead 작은 사무실을 찾는 벤처 기업은 비용을 줄일 수 있다
7. have better access to venture capitalists or investors. 벤처투자자나 투자자들을 더 쉽게 만날 수 있다
8. However, there are downsides. 하지만 문제점(단점)도 있다
9. has no other source of profit generation than re-leasing offices 사무실을 재임대(전대차)하는 것 이외에는

다른 수익원이 없다

10. sharing their workstation with others 업무공간을 다른 사람과 공유하다
11. there will be constant demand for shared office space 공유 사무실에 대한 수요는 지속적으로 존재할 것이다
12. the business seems to have issues to deal with first, before it establishes itself as a truly innovative business platform. 공유오피스 비즈니스가 진짜 혁신적인 비즈니스 플랫폼으로 자리매김하려면, 우선 해결해야 할 문제들이 있는 것 같다

### Keywords / Key Sentences

1. 벤처기업이나 1인기업이 비용을 줄일 수 있어 공유오피스가 각광받고 있다. For startups or one person companies that prefer smaller office to cut down on overhead, a coworking office can be a good option. / Shared working spaces are a wise choice for startups who need to tighten their belts. / Penny-pinching startups can use shared office spaces to save on costs.
2. 공유오피스를 이용하는 업체들끼리 교류도 가능하고, 투자 기회를 얻기도 수월하다. When you move into a coworking office, you can build connections with other entrepreneurs there and have easy access to investors. / Shared office spaces are a breeding ground for networking. It is also a great place to meet angel investors who can provide seed money. / Shared work spaces create an environment where entrepreneurs can congregate and share ideas. They can also use this environment to meet venture capitalists.
3. 칸막이가 없는 공유 사무실이 불편하고 집중이 안 된다고 말하는 사람들도 있다. 프라이버시가 보장되지 않는다는 말도 한다. Some complain that it is uncomfortable and distracting to work in the office without cubicles. They say they don't have much privacy in coworking office. / The casual atmosphere of a shared office can be chaotic because there are no private offices. This environment can disturb people who need to concentrate. / The open plan office layout has drawn complaints by users of shared office spaces. They say the lack of privacy can be annoying.
4. 비용이 싸지 않다고 느끼는 사람들도 있다. The rent of some coworking offices is not so reasonable. / The leases of shared office spaces are not so affordable. / The monthly fees of coworking spaces may not be worth it.