

Kyrgyzstan



Executive Summary

The Bishkek office real estate market continued to demonstrate steady growth and gradual modernization during the first quarter of 2026. While remaining significantly smaller than the office markets of Almaty, Baku, and Tbilisi, Bishkek continues to benefit from strong demand for modern office accommodation driven by economic expansion, growing service industries, international organizations, financial institutions, and rapidly developing local businesses.

The market remains characterized by a structural shortage of high-quality Grade A office space. Modern business centers continue to achieve high occupancy levels, while older Grade B and C properties face increasing competitive pressure due to changing tenant preferences. Rental rates for premium office space remained stable to moderately increasing as demand continued to exceed available supply.

New mixed-use and business center developments currently under construction are expected to improve supply conditions over the next two to three years; however, the immediate market remains landlord-favorable for quality assets.

1. Market Dynamics and Economic Context

A. Economic Drivers

Bishkek remains the economic and commercial center of Kyrgyzstan, accounting for a significant share of the country's business activity.

Trade and Services Expansion

Economic growth continues to be supported by:

- Wholesale and retail trade;
- Financial services;
- Telecommunications and technology sectors;
- Logistics and transportation services;
- Professional and consulting services.

As businesses continue to expand, demand for professional office accommodation has increased, particularly among companies seeking to relocate from converted residential premises to professionally managed office buildings.

International Presence

International organizations, development agencies, foreign embassies, multinational companies, and regional financial institutions continue to represent an important source of demand for high-quality office space.

These occupiers increasingly require:

- International safety standards;
- Reliable infrastructure;
- Backup power systems;
- Professional property management;
- Modern telecommunications infrastructure.

B. Supply and Market Segmentation

The total professional office stock in Bishkek is estimated at approximately 550,000 sq. m. GLA.

Office Grade Segment	Share of Stock	Estimated Area (GLA)	Market Condition
Grade A	~12%	~65,000 sq. m.	Severe shortage
Grade B+	~23%	~125,000 sq. m.	Strong demand
Grade B / C	~65%	~360,000 sq. m.	Aging inventory

The market remains heavily dominated by older office buildings and converted commercial properties. Grade A office stock remains extremely limited by regional standards, creating significant competition for available premium space. Most new office development activity is concentrated in central districts and mixed-use urban projects.

2. Occupancy and Rental Rate Analysis

A. Vacancy Rates

Vacancy rates remained highly polarized across the market during Q1 2026.

Office Grade Segment	Vacancy Rate (Q1 2026)	Market Status
Grade A	3% - 7%	Very tight
Grade B+	8% - 12%	Stable
Grade B / C	25% - 30%	Elevated

Prime office properties continue to experience very limited availability, with many buildings operating near full occupancy. The ongoing shortage of professionally managed office space continues to support strong occupancy levels among modern business centers.

In contrast, older office buildings face increasing vacancy due to tenant migration toward higher-quality premises.

B. Rental Rates

Rental rates remained stable to moderately increasing during Q1 2026.

Office Grade	Average Monthly Rent (USD/sq.m./month)
Grade A	USD 20 - 28
Grade B+	USD 14 - 20
Grade B / C	USD 8 - 13

Prime business centers in central Bishkek continue to command the highest rental rates, particularly those offering:

- Professional management;
- Modern engineering systems;
- Reliable utilities;
- Parking facilities;
- Flexible office layouts.

Demand for high-quality office space continues to exceed available supply, supporting rental growth in the premium segment.

3. Key Market Trends

A. Continued Professionalization of Office Supply

The primary trend in Bishkek remains the ongoing shift toward professionally managed business centers.

Tenants increasingly prioritize:

- Security;
- Reliable infrastructure;
- Modern telecommunications;
- Energy efficiency;
- Parking availability;
- Quality property management.

Developers continue to respond by introducing higher-specification office projects.

B. Growth of Mixed-Use Developments

Mixed-use developments are becoming increasingly popular across Bishkek.

New projects increasingly combine:

- Residential components;
- Retail facilities;
- Office space;
- Hospitality and leisure functions.

This integrated development model provides tenants with improved convenience and modern urban infrastructure.

C. Flexible Workspace Expansion

The market for serviced offices and coworking facilities continues to grow.

Demand is being driven by:

- Technology companies;
- Start-ups;
- International organizations;
- Freelancers and consultants;
- Hybrid work strategies.

Flexible workspace operators continue expanding their presence in central business districts.

D. Development Pipeline

Several new business centers and mixed-use projects are expected to be completed during 2026-2028.

Key development areas include:

- Central Bishkek;
- Chui Avenue corridor;
- Southern residential expansion districts;
- Emerging mixed-use urban developments.

The successful delivery of these projects will be critical in addressing the current shortage of premium office space.

4. Investment Market

Investment activity remains modest compared to larger regional markets but continues to improve.

Key investment drivers include:

- Limited supply of quality assets;
- Attractive rental yields;
- Stable tenant demand;
- Growing office market maturity;

- Lower development costs relative to neighboring countries.
- Local investors remain the dominant market participants, although international investors continue to monitor opportunities within the premium office segment.
Pre-leased Grade A office projects remain the most attractive investment product in the market.

Conclusion and Outlook

The Bishkek office market entered 2026 with strong occupancy levels and continued demand for modern office accommodation. The market remains constrained by a limited supply of Grade A office space, supporting low vacancy rates and stable rental growth.

The growing gap between modern and obsolete office stock continues to drive tenant migration toward professionally managed business centers. While several projects are expected to add new supply over the coming years, current market conditions remain favorable for owners of high-quality office assets.

Looking ahead, the office market is expected to maintain stable growth throughout 2026, with rental rates remaining firm and vacancy in the Grade A segment likely to remain below regional averages until a significant volume of new office space is delivered.

For additional information regarding this market review, please

Contact: **Scot Holland LLP**
050051, 105 Dostyk Ave., 3rd floor
T: +7 (727) 258 1760

Roger Holland President
roger.holland@shre.kz

Evgeny Dolbilin Vice President
eugene.dolbilin@shre.kz

Sergey Matveyev Managing Director
sergey.matveyev@shre.kz

Serik Kabdrakhmanov Senior Valuation Manager
serik.kabdrakhmanov@shre.kz

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