Bishkek Office Market Overview

Scot Holland
PROFESSIONAL SERVICES

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Kyrgyzstan

Bishkek Real Estate Market Q2 2026 Report

The Bishkek office real estate market in Q2 2026 continued its trajectory of gradual modernization, expanding development activity and tightening demand for high-quality office space. The market remains smaller and less mature than its regional peers (Almaty, Tbilisi, and Baku), but it continues to demonstrate the same key characteristics: strong demand for quality space, limited availability of modern Grade A premises and a wide gap in pricing and occupancy between modern and older properties.

Economic activity in Kyrgyzstan remains strong, supported by trade, services, construction, investment and growing business activity. Bishkek, as the country's principal commercial and administrative center, continues to capture a significant share of corporate, financial and investment activity.

The market is increasingly characterized by the development of modern business centers, mixed-use projects and professional office facilities. At the same time, a substantial part of the existing office stock remains represented by converted residential premises and older buildings with limited infrastructure.

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1. Market Dynamics and Economic Context

A. Economic Drivers

Kyrgyzstan's economy continues to demonstrate strong expansion, with Bishkek remaining the principal center of commercial and business activity.

According to preliminary official data, GDP for January–June 2026 amounted to approximately KGS 960.0 billion. Services accounted for approximately 50.1% of the country's GDP structure, while goods-producing sectors represented approximately 33.9%.

The strongest current economic drivers include:

- Trade and Services: Trade, professional services, finance, information and communications continue to support demand for office premises.
- Construction: Construction activity remains one of the strongest components of the current economic expansion and is directly supporting the development of new residential, commercial and mixed-use properties.
- Investment Activity: Investment in fixed capital during H1 2026 reached approximately KGS 204.4 billion, supporting infrastructure, transportation, logistics, residential and commercial development.
- Foreign Investment: International capital continues to contribute to business activity, particularly in financial services, trade, information and communications and professional services.
- Business Formation: The expanding number of local businesses, SMEs, professional firms and companies entering or expanding in the Kyrgyz market is supporting demand for flexible and professionally managed office space.

The continued development of trade, services, construction and investment is creating a favorable environment for commercial real estate in Bishkek.

B. Supply and Quality Segmentation

The professional office stock in Bishkek remains dominated by Grade B and C properties.

At the same time, the modern segment is expanding as new business centers and mixed-use developments introduce higher-quality office accommodation to the market.

A significant part of the secondary market continues to consist of converted residential premises, stand-alone offices and older administrative buildings.

Office Grade	Typical Age & Standard	Location Preference	Primary Tenant Profile
Grade A (Prime)	New builds, modern engineering, professional management, parking and modern amenities	Central Business District (CBD), key business corridors	International Organizations, MNCs, Major Banks, Large Local Companies
Grade B+	Modernized or relatively new, good quality, selected professional services	Expanding CBD fringe, major transport corridors	Growing local businesses, regional representative offices, NGOs
Grade B/C (Secondary)	Older construction, limited infrastructure, converted premises	Secondary locations, converted apartments	Small businesses, startups, local services

The market continues to experience a clear quality gap.

Modern Grade A and B+ properties offer:

- modern engineering systems;
- professional property management;
- controlled access and security;
- parking;
- modern telecommunications;
- improved common areas;
- flexible office layouts;
- better suitability for international and corporate tenants.

Older Grade B/C premises generally compete through lower rental rates, smaller unit sizes and location rather than through building specifications.

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2. Occupancy and Rental Rate Analysis

A. Vacancy Rates

Vacancy remains highly polarized across the Bishkek office market.

Prime properties with modern specifications continue to attract strong tenant interest, while older and less professionally managed stock faces a considerably larger pool of available premises.

The limited amount of high-quality Grade A space continues to support relatively strong occupancy in the prime segment.

Office Grade Segment	Estimated Vacancy Rate (Q2 2026)	Trend
Grade A (Prime)	< 10-12%	Tight
Grade B+	~10-18%	Stable
Grade B/C (Secondary)	> 25%	High
Converted / Non-professional premises	High	Significant availability

The availability of Grade A premises is therefore structurally limited.

While larger office projects may provide a growing amount of available space, smaller fully fitted offices in prime locations remain comparatively difficult to secure.

The market is consequently characterized by a combination of:

- limited prime supply;
- strong demand for professionally managed premises;
- substantial availability in the secondary segment;
- increasing tenant differentiation based on quality.

B. Rental Rates

Rental rates in Bishkek remain highly dependent on location, building quality, office size, fit-out and the level of services provided by the business center.

Current market listings indicate that modern Grade A office premises can command approximately KGS 700-1,500 per sq. m per month, with premium business centers occupying the upper part of this range.

At the same time, individual office listings demonstrate a broad range of asking prices depending on location and property characteristics. This confirms the continued fragmentation of the Bishkek office market.

Office Grade	Estimated Monthly Rent Range (KGS/sq. m/month)	Market Position
Grade A (Prime Business Centers)	KGS 1,000-1,500+	Premium / Firm
Grade B+ (Good Locations)	KGS 800-1,200	Stable
Grade B (Secondary)	KGS 600-900	Competitive
Grade C / Converted Premises	KGS 400-700	Price-sensitive

Rental rates are indicative and may vary depending on:

- location;
- building quality;
- office size;
- fit-out;
- furniture;
- parking;
- operating expenses;
- utilities;
- security;
- lease term;

- contractual conditions.

Prime business centers continue to command a significant rental premium because of the scarcity of modern office supply and the higher quality of services provided.

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3. Key Market Trends and Outlook

A. Focus on Professional Development

The primary trend in Bishkek remains the gradual transition from informal and converted office premises toward professionally managed business centers.

New developments increasingly incorporate:

- centralized property management;
- controlled access;
- modern engineering;
- parking;
- security;
- retail and food-service components;
- conference facilities;
- flexible office configurations.

This trend is particularly relevant for international organizations, financial institutions, professional services companies and larger local businesses.

The delivery of new Grade A and B+ space remains the critical factor that will determine the future balance between supply and demand.

B. Mixed-Use Projects

Bishkek continues to experience the development of mixed-use projects combining residential, retail, office and service functions.

This development model provides tenants with:

- improved accessibility;
- retail and food-service amenities;
- parking;
- integrated infrastructure;
- modern building systems;
- proximity to residential and commercial functions.

Mixed-use development is becoming increasingly important as the city expands and new commercial activity develops outside the traditional central business areas.

C. Construction and Development Pipeline

Construction activity represents one of the strongest drivers of the current real estate environment.

During H1 2026, gross construction output in Kyrgyzstan reached approximately KGS 208.7 billion, while investment in fixed capital amounted to approximately KGS 204.4 billion.

Investment activity is supporting transportation, logistics, residential, infrastructure and other development projects, creating additional opportunities for commercial real estate.

For the office market, the principal implication is the gradual expansion of modern commercial stock.

However, the market remains relatively small, meaning that individual projects can have a noticeable impact on vacancy and rental levels in their respective submarkets.

D. Tenant Demand

Demand for professional office space remains concentrated among several major tenant categories:

- international organizations;
- financial institutions;
- banks and financial services companies;
- international businesses;
- consulting firms;
- professional services;
- technology companies;
- NGOs;
- logistics and trading companies;
- growing local businesses.

There is also increasing interest in ready-to-use premises.

Companies increasingly prefer offices that can be occupied immediately without significant capital expenditure on renovation, furniture and infrastructure.

The main tenant considerations include:

- rental rate;
- operating expenses;
- parking;
- location;
- accessibility;
- office fit-out;
- security;
- internet and telecommunications;
- building management;
- lease flexibility.

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4. Flexible Offices and Coworking

The flexible-office segment continues to develop as part of Bishkek's broader commercial real estate ecosystem.

Demand is supported by:

- SMEs;
- start-ups;
- international companies;
- project teams;
- NGOs;
- technology companies;
- companies entering the Kyrgyz market;

- businesses requiring temporary or flexible office accommodation.

Flexible offices provide an alternative to conventional long-term leases and are particularly attractive for companies seeking:

- short-term leases;
- furnished offices;
- ready-to-use workplaces;
- flexible expansion;
- meeting and conference facilities;
- lower initial capital expenditure.

The segment is expected to continue expanding alongside the development of the city's professional services and technology sectors.

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5. Industrial Integration and Mixed-Use Development

Bishkek's commercial real estate market is becoming increasingly connected with the development of logistics, trade and industrial infrastructure.

The expansion of:

- logistics facilities;
- distribution centers;
- wholesale and retail operations;
- transportation infrastructure;
- manufacturing;
- industrial facilities;

creates additional demand for office premises serving logistics, trading and industrial businesses.

This creates opportunities for mixed-use projects combining:

- office space;
- retail;
- logistics;
- warehouse facilities;
- business services.

The strong growth of construction and investment activity provides additional support for this type of development.

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6. ESG and Technology

Requirements for modern office buildings are gradually increasing.

International organizations and larger corporate tenants increasingly expect:

- reliable HVAC systems;
- energy-efficient engineering;
- modern telecommunications;
- digital access control;
- professional facility management;
- modern security;
- reliable backup systems;

- high-quality common areas;
- improved energy efficiency;
- environmentally responsible solutions.

Although ESG requirements are not yet as dominant as in more developed regional office markets, the direction of development is increasingly clear.

Modern Grade A and B+ buildings therefore have a growing competitive advantage over older office stock.

For older properties, modernization and refurbishment will become increasingly important in maintaining tenant demand.

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7. Investment Activity

Investment activity in Kyrgyzstan remains an important driver of the broader real estate market.

Foreign direct investment flows during Q1 2026 reached approximately USD 386.7 million, with Bishkek accounting for approximately 30% of the total, or USD 115.8 million. Significant investment activity was recorded in financial intermediation, processing industries, wholesale and retail trade, information and communications and professional services.

The investment attractiveness of commercial real estate in Bishkek is supported by:

- strong economic activity;
- expanding construction;
- growing trade and services;
- increasing investment;
- the city's role as the country's principal business center;
- limited supply of modern office properties;
- demand from international and corporate tenants.

The most attractive opportunities are expected to remain concentrated in:

- Grade A office buildings;
- Grade B+ properties in established business locations;
- mixed-use developments;
- buildings with institutional or corporate tenants;
- flexible-office projects;
- modern income-producing assets.

Pre-leased or partially leased Grade A assets may be particularly attractive because they combine modern specifications with relatively limited prime supply.

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8. Key Market Risks

A. Potential Increase in Supply

The main medium-term risk is the delivery of a growing amount of new office and mixed-use space.

If new supply enters the market faster than tenant demand develops, vacancy could increase in individual submarkets and rental growth could moderate.

However, the relatively limited volume of modern office stock provides a degree of protection against broad-based oversupply.

B. Market Polarization

The Bishkek office market remains strongly divided between modern business centers and older secondary properties.

Modern buildings benefit from:

- better infrastructure;
- professional management;
- higher security;
- parking;
- stronger corporate image;
- better tenant experience.

Older buildings may therefore face increasing competitive pressure.

C. Construction Costs and Inflation

The continued expansion of construction activity may place pressure on:

- construction costs;
- materials;
- labor;
- utilities;
- maintenance;
- fit-out costs.

For landlords and developers, controlling operating and development costs will remain important for maintaining investment returns.

D. Tenant Cost Sensitivity

Despite strong economic activity, many local businesses remain price-sensitive.

Tenants increasingly evaluate the total cost of occupancy rather than headline rent alone.

Buildings with high operating costs, insufficient parking, inefficient engineering or significant fit-out requirements may therefore face greater difficulty competing with modern alternatives.

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9. Market Outlook – H2 2026

The Bishkek office market is expected to remain fundamentally positive during the second half of 2026.

The key market dynamics are expected to be:

Strong economic activity → continued business formation → growing demand for quality offices → gradual increase in modern supply → continued differentiation between Grade A and secondary stock → stabilization of prime rental rates.

Expected Market Trends

Indicator	H2 2026 Outlook
Office supply	↑ Increasing
Grade A availability	↑ Gradually increasing
Vacancy	↔ Stable / moderate increase
Grade A demand	Strong
Prime rental rates	↔ Stable / moderate growth
Grade B+ rents	↔ Stable
Grade B/C rents	More competitive
Tenant negotiating power	↑ Gradually increasing
Landlord negotiating power	↔ Stable / gradually decreasing
Flexible offices	↑ Growing
New development	↑ Active
Investment activity	Positive
Mixed-use development	↑ Increasing

Conclusion and Outlook

The Bishkek office real estate market in Q2 2026 remains a relatively supply-constrained market with a clear shortage of modern, professionally managed office space.

The broader economic environment remains supportive. Kyrgyzstan's GDP reached approximately KGS 960.0 billion during H1 2026, while services accounted for approximately 50.1% of the country's economic structure. Construction and investment activity also remained strong, with investment in fixed capital reaching approximately KGS 204.4 billion during the first half of the year.

Bishkek continues to attract a significant share of investment and business activity. During Q1 2026, approximately 30% of foreign direct investment entering Kyrgyzstan was directed to Bishkek, representing approximately USD 115.8 million.

The professional office market remains highly segmented.

Grade A and B+ properties benefit from:

- limited modern supply;
- strong demand from corporate and international tenants;
- better infrastructure;
- professional management;
- higher security standards;
- parking and amenities.

At the same time, Grade B/C and converted premises continue to represent a significant portion of the market and compete primarily through lower rental rates and flexible lease arrangements.

Current market evidence indicates that modern Grade A office premises can command approximately KGS 1,000-1,500+ per sq. m per month, while secondary office stock remains substantially more price-sensitive.

The market can be characterized as:

“A developing and increasingly professional office market with strong demand for modern space, limited prime supply and growing differentiation between high-quality business centers and secondary properties.”

The key market challenge is maintaining a balance between the development of new modern office space and the ability of the market to absorb that supply.

For tenants, the market offers a gradually increasing selection of modern premises, although prime space remains relatively limited.

For landlords, demand for quality remains supportive, but competition is expected to increase as new projects enter the market.

For investors and developers, the strongest opportunities remain concentrated in Grade A and B+ office properties, prime business locations, mixed-use developments, flexible-office concepts and modern income-producing assets with stable corporate or institutional tenants.

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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