



# COWORKING

2025 CENTRAL ASIA



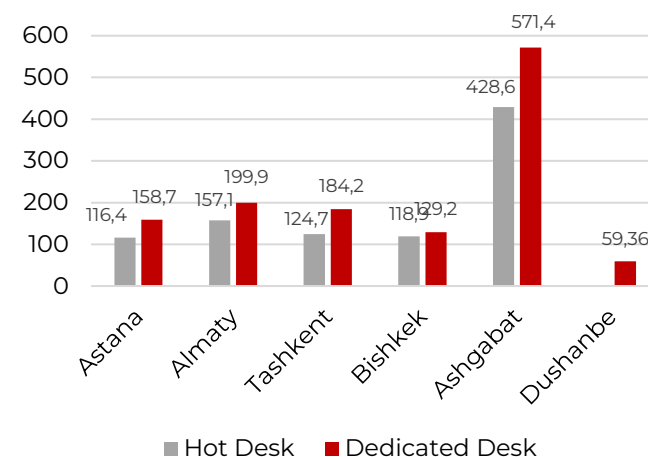
The coworking market in Central Asia is young and rapidly developing. Currently, there are 66 coworking centers in the region, with a total area of 95,470 square meters. Of this, 58% of the space is located in Kazakhstan, 22% in Uzbekistan, 18% in Kyrgyzstan, and 1% each in Turkmenistan and Tajikistan.

The region is dominated by local coworking spaces focused on small businesses and freelancers. There are no interregional or international coworking networks operating in the region. The number of coworking chains is also limited — only six networks across the entire region, the largest of which are C-Space (Uzbekistan), Ololo (Kyrgyzstan), and Yourt (Kazakhstan).

Following the global pandemic and the rise in popularity of remote work, demand for coworking spaces has increased significantly. The first sharp surge occurred in 2022, when 14 new centers opened across the region. In 2023, as remote work continued to gain traction, an additional 19 coworking spaces were launched. However, in 2024, the pace of new coworking space openings noticeably slowed down.

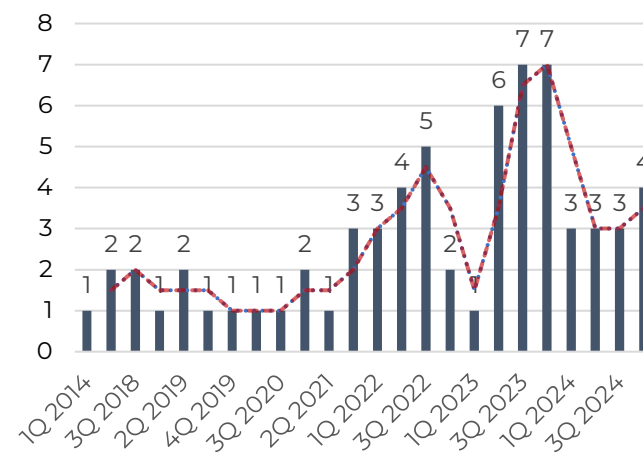
An analysis of pricing policy shows that subscription costs in Tashkent (\$184.2/month), Almaty (\$199.9/month), and Ashgabat (\$571.4/month) are significantly higher than in Bishkek (\$129.2/month) and Dushanbe (\$59.36/month).

### AVERAGE SUBSCRIPTION PRICES, \$



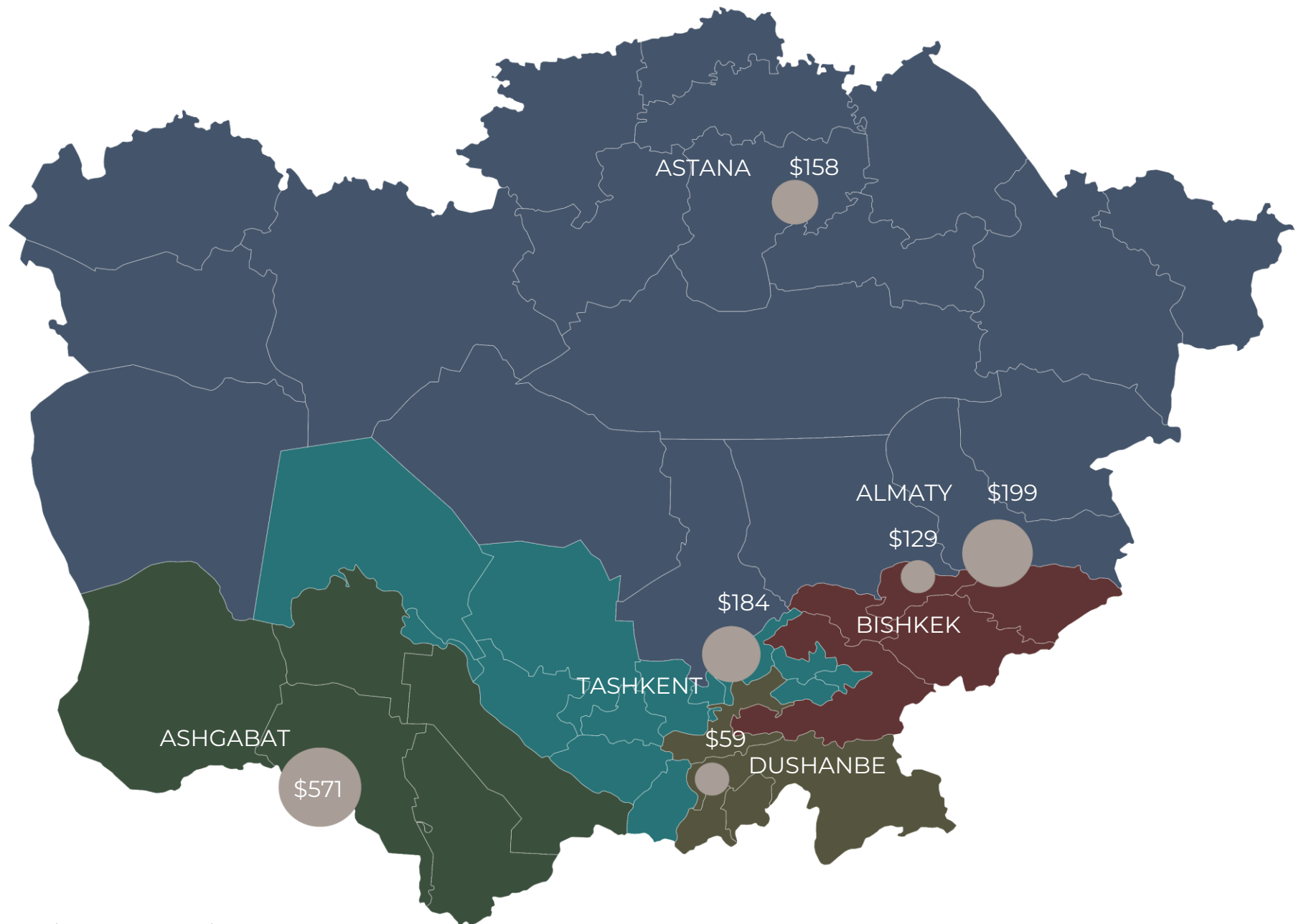
Source: CMWP, Q1 2025

### RATE OF NEW COWORKING OPENINGS



Source: CMWP

## MONTHLY COST OF A DEDICATED DESK IN A COWORKING SPACE



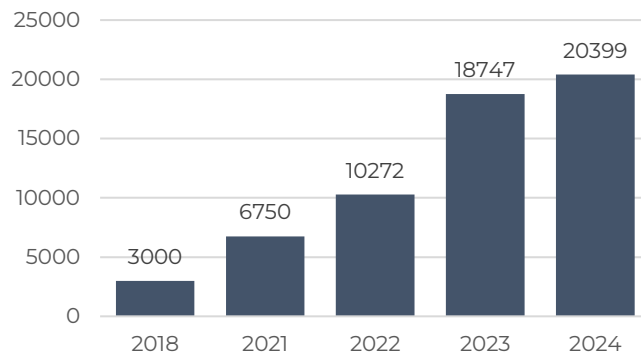


TASHKENT (C-SPACE)

## COWORKING FACILITIES

Services	Amount	Share
Conference rooms	17	100%
Kitchen/Cafe	8	47%
Parking	5	29%
Lounge Areas	10	59%
Legal Services	13	76%

## MARKET VOLUME GROWTH RATE (SQ.M)



Source: CMWP

In Uzbekistan, the total supply of coworking space amounts to approximately 20,399 square meters, all of which is concentrated in Tashkent, as coworking spaces are not as popular in other cities of the country.

Uzbekistan is one of the countries with the highest average prices for dedicated desks in open-space areas (\$184.21/month). However, prices for hot desks are among the lowest, averaging \$124.66 per month.

The first coworking spaces in Tashkent began to appear in the third quarter of 2018, when 3,000 m<sup>2</sup> of space was introduced. The next two coworking centers opened only three years later, with a total area of 3,750 m<sup>2</sup>. However, the first sharp increase in the number of coworking spaces occurred in the first and second quarters of 2022, when five projects totaling 3,522 m<sup>2</sup> were launched. Another surge followed in 2023, with five new coworking spaces opening, adding a total of 8,475 m<sup>2</sup>. This growth was driven by rising demand for coworking spaces in Uzbekistan following the pandemic.

The majority of coworking spaces in Tashkent are located in standalone buildings (65%), the highest share in the region. It is also important to note the level of equipment in these coworking spaces — all coworking centers in the city have meeting rooms and conference halls; 29% of them are equipped with parking facilities, and 59% offer lounge areas. In addition, legal services are provided in the vast majority of coworking spaces (76%).

## TASHKENT

~\$184,2/month

Dedicated Desk

~\$124,6/month

Hot Desk

# KAZAKHSTAN

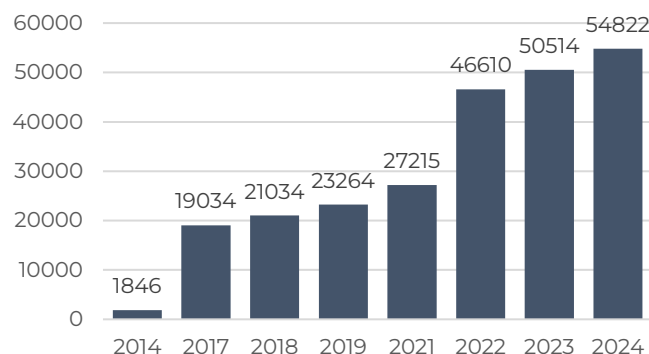


ALMATY (SMART.POINT )

## COWORKING FACILITIES

Services	Amount	Share
Conference rooms	33	97%
Kitchen/Cafe	20	59%
Parking	2	6%
Lounge Areas	16	47%
Legal Services	3	9%

## MARKET VOLUME GROWTH RATE (SQ.M)



Source: CMWP

IQ Coworking/ Tashkent 2025 / CMWP

The coworking market in Kazakhstan currently comprises 34 coworking spaces with a total area of 54,821 m<sup>2</sup>, of which 8,513 m<sup>2</sup> are located in Astana and 46,303 m<sup>2</sup> in Almaty. Kazakhstan accounts for 59% of the total coworking space and 52% of all coworking facilities available in the Central Asian market.

The average cost of a dedicated desk in open-space areas across the country is \$179.29 per month, while a hot desk averages \$136.74. These figures align with regional averages, and no pricing anomalies have been observed.

Kazakhstan became the first country in Central Asia where coworking spaces emerged. The first one was opened in the first quarter of 2014 in Astana, followed by the steady launch of coworking centers across the country each quarter. However, the development of the industry was put on hold during the COVID-19 pandemic, as in other countries in the region. Once quarantine restrictions were lifted, the coworking market quickly regained momentum. For example, in the third quarter of 2022, three new coworking spaces opened in Almaty, and another three launched in Astana in the second quarter of 2023. This reflects the growing popularity of remote work among the population.

It is also worth noting that Kazakhstan is the only country in the region where the concept of neighborhood centers exists. These are not just coworking spaces, but multifunctional venues where people can work, exercise, or simply enjoy a cup of coffee.

The vast majority of coworking spaces in Kazakhstan are equipped with conference halls. Additionally, 59% have kitchens, 47% offer lounge areas, and only 6% provide parking facilities.

## ASTANA

~\$158,7/month

Dedicated Desk

~\$116,4/month

Hot Desk

## ALMATY

~\$199,9/month

Dedicated Desk

~\$157,1/month

Hot Desk



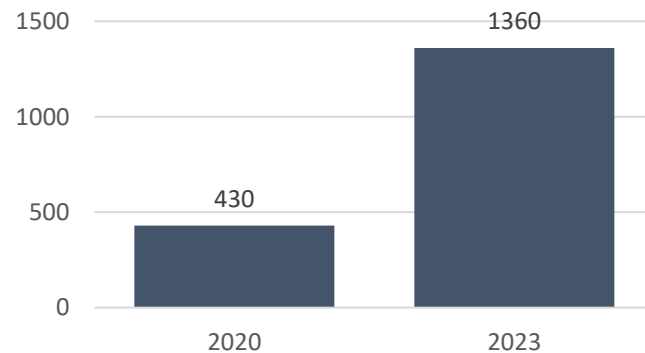


ASHGABAT (ISNOKADY)

## COWORKING FACILITIES

Services	Amount	Share
Conference rooms	2	100%
Kitchen/Cafe	2	100%
Parking	0	0%
Lounge Areas	1	50%
Legal Services	0	0%

## MARKET VOLUME GROWTH RATE (SQ.M)



Source: CMWP

IQ Coworking/ Tashkent 2025 / CMWP

The coworking market in Turkmenistan is the smallest among the countries in the region. Only two coworking spaces operate in Ashgabat, with a total area of 1,360 m<sup>2</sup>, accounting for just 1% of the total available coworking space in Central Asia.

Workspace prices in Turkmenistan's coworking centers are the highest in the region: \$571.40 for a dedicated desk and \$428.55 for a hot desk. There are no private office spaces available for rent in local coworking centers, meaning that all facilities operate exclusively in an open-space format.

The first coworking space in the country was opened in the first quarter of 2020, and the second one appeared only three years later, in the fourth quarter of 2023. Ashgabat became the only city in the region where a coworking space was launched in 2020, right amid the pandemic.

Despite the low popularity of coworking spaces due to limited demand in the country, they are relatively well equipped: both centers feature meeting rooms, kitchens or cafés, as well as lounge areas.

## ASHGABAT

~\$571,4/month

Dedicated Desk

~\$428,6/month

Hot Desk





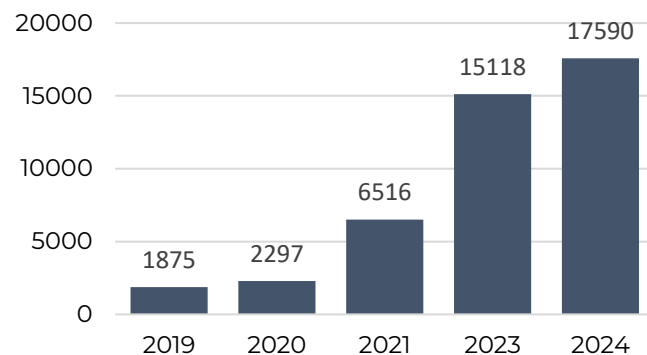


BISHKEK (OLOLO PLANET)

## COWORKING FACILITIES

Services	Amount	Share
Conference rooms	10	100%
Kitchen/Cafe	10	100%
Parking	2	20%
Lounge Areas	10	100%
Legal Services	6	60%

## MARKET VOLUME GROWTH RATE (SQ.M)



Source: CMWP

IQ Coworking/ Tashkent 2025 / CMWP

The coworking market in Kyrgyzstan is relatively developed. The capital city is home to 10 coworking spaces with a total area of approximately 17,590 m<sup>2</sup>, accounting for 18% of the total supply in the region.

The cost of a hot desk in an open-space area is \$118.93 per month, while a dedicated desk costs \$129.22 per month. In addition, Kyrgyzstan offers the most affordable prices for private office spaces, with the average cost per workstation totaling \$121.21 per month.

Bishkek is the only city in the region that offers the coliving format, making it unique among the countries of Central Asia. The first coworking spaces in the country began to appear in 2019, but a sharp increase occurred in 2021, when four new spaces opened at once.

In terms of amenities, coworking spaces in Kyrgyzstan outperform their counterparts in other countries of the region. All coworking spaces in the capital provide access to meeting and conference rooms, kitchens or cafés, as well as lounge areas. In addition, the majority of them (60%) offer legal services.

## BISHKEK

~\$129,2/month

Dedicated Desk

~\$118,9/month

Hot Desk



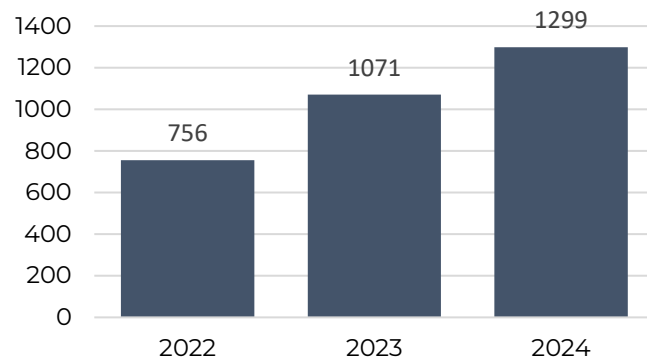


DUSHANBE (PULI SANGIN)

## COWORKING FACILITIES

Services	Amount	Share
Conference rooms	3	100%
Kitchen/Cafe	2	67%
Parking	1	33%
Lounge Areas	1	33%
Legal Services	0	0%

## MARKET VOLUME GROWTH RATE (SQ.M)



Source: CMWP

IQ Coworking/ Tashkent 2025 / CMWP

There are only three coworking spaces operating in Dushanbe, with a total area of 1,299 m<sup>2</sup>, accounting for about 1% of the total supply in the region.

Despite the limited amount of space, the pricing policy in the country remains the most affordable compared to neighboring states. The average cost of a hot desk in a coworking space is \$59.36 per month. Private offices and dedicated desks are not available in local coworking spaces.

The first coworking center in the capital appeared in the third quarter of 2022, followed by the opening of new spaces each year up to 2024.

In terms of amenities, coworking spaces in Tajikistan lag behind those of neighboring countries. Only one coworking space in the capital offers access to parking and lounge areas. However, as in most countries in the region, all coworking spaces are equipped with meeting rooms.

## DUSHANBE

~\$59,4/month

Dedicated Desk





# SUMMARY



## **1. Impact of the Pandemic on the Coworking Market in Central Asian Countries:**

The pandemic accelerated the shift of many companies to remote work, which in turn led to increased demand for flexible office spaces. Coworking spaces offer the option to rent a workstation without the need to lease an entire office, helping small and medium-sized businesses reduce their space-related expenses. This format became especially attractive during the economic uncertainty caused by the pandemic.

## **2. Regional Disparities in the Distribution of Coworking Spaces:**

The uneven distribution of coworking spaces across Central Asian countries highlights a strong concentration in major cities such as Almaty, Tashkent, and Bishkek, while smaller cities have very limited offerings, or none at all. This pattern is driven by higher demand and greater business activity in the aforementioned cities, making them more attractive for investment by local entrepreneurs. At the same time, less developed cities face a lack of adequate infrastructure and limited demand for coworking-related services.

## **3. Emergence of Specialized Formats:**

Specialized formats, such as neighborhood centers in Kazakhstan and coliving spaces in Bishkek, reflect the coworking market's adaptation to the specific needs of potential clients. These formats offer not only shared workspaces but also opportunities for communal living, fitness, and leisure activities. The continued development of such formats could become a key driver for the coworking market in Central Asia, as they attract new customer segments.



**ALEXEY LETUNOVSKIY**

Head of Research and Advisory  
CWMP Uzbekistan



**AMAL KHAITOV**

Senior Consultant



**GULI KARABAEVA**

Consultant



**MURAT AKIMOV**

Analyst



**DANIL MARINOV**

Analyst

