

MarketInSight

Skopje Office, H2 2021



OFFICE SUPPLY

The 2021 brought further enlargement of Skopje office stock for additional 13,300 sq m, due to completion of ZOaRra office building, and finalisation of refurbishment of several older office buildings i.e. Stopanska Banka AD Skopje, which became the part of the Skopje modern office stock. Hence, at the end of 2021, Skopje modern office stock stands at the level of over 277,000 sq m of GLA, including both types of office buildings, whereas speculative office stock stands at the level of 182,000 sq m of GLA and owner-occupied stock totals 96,000 sq m of GLA.

In the forthcoming period more dynamic development activity can be expected as the moratorium for new developments in the city centre was lifted. At the end of November 2021, the construction of the a new complex, named Grand Skopje has began, as per currently available information, the complex upon completion will comprise two residential and one office tower, with three underground levels and 20 above ground floors.

OFFICE DEMAND

During the H2 2021, a recovery in demand continued from the previous period with approx. 15,000 sq m leased, which brings the annual demand to the level of 35,000 sq m. Along with several sales transactions that also took place in the office segment in this period, the overall performance of the market could be described as strong.

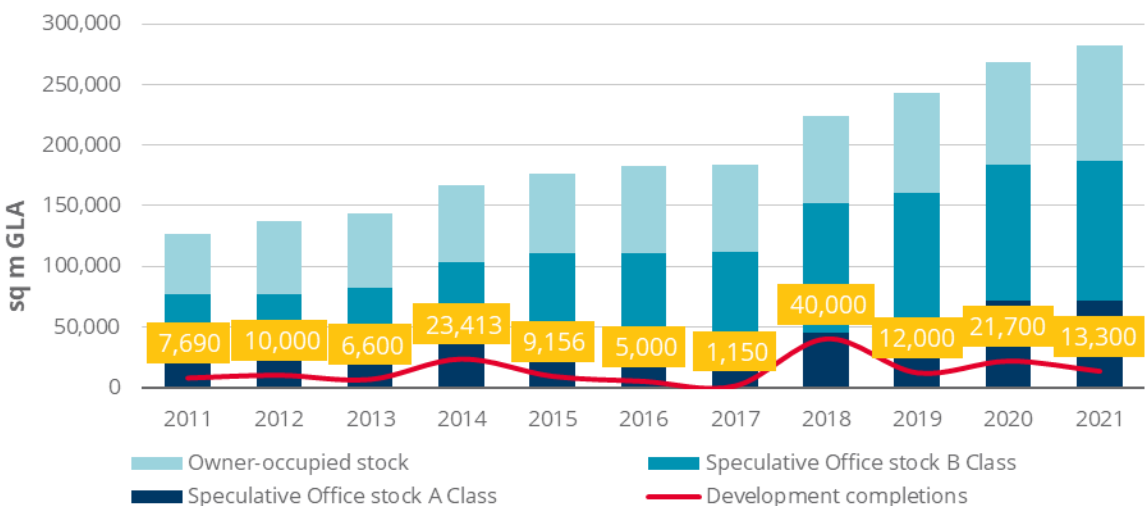
VACANCY

After the increase in vacancy rate during the 2020, in 2021 the vacancy rate declined due to the conversion and refurbishment of several older owner-occupied buildings into speculative stock. Along with the strong demand, the overall vacancy rate on the market dropped to the level of 5.73%.

RENTAL LEVELS

The rental levels during 2021 slightly increased, mainly caused by the lack of modern office stock. At the moment, the asking rental values of Class A office buildings range between EUR 12-15 per square meter per month, while the average rents of Class B stock amount to EUR 8-11 per square meter per month.

Chart 1 – Skopje office stock



MarketInSight

Skopje Office, H1 2021

Table 1 – Pipeline projects

Location	Project	Investor	GLA (sq m)	Status
Skopje, Downtown	Diamond of Skopje	Limak Invest	5,500	Under construction
Skopje, Downtown	Enterprise, 2 nd phase	Elan Properties	4,000	Under construction
Skopje, Downtown	KAM Business Complex	Kamfud doo	4,000	Under construction
Skopje, Avtokomanda	Skopje East Gate	Balfin Group	66,000	Planning Phase
Skopje, Gazibaba	Riverside	Sanik Company	22,000	Planning Phase

Source: CBS International

CONTACTS

Goran Zivkovic

Managing Director

goran.zivkovic@cbsint.mk

Milan Kjoserski

Consultant

Brokerage Agency Services

milan.kjoserski@cbsint.mk

Tamara Kostadinovic

Regional Head of Market Research

Serbia, North Macedonia, Montenegro, Croatia

tamara.kostadinovic@cw-cbs.rs

CBS INTERNATIONAL OFFICE

CBS International dooel

Blvd Partizanski Odredi 15A/1-9

1000 Skopje, North Macedonia

+389 23 222 785

office@cbsint.mk

To learn more about CBS International Research or to access additional research reports, please visit www.cbsint.mk