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LP FOREIGN investors are turning to Australian commercial property to take advantage of low interest rates and stable returns.

A RECORD \$28.1 billion was spent on commercial real estate last year, with most of that spent on office space, research from property group Dexus found.

TD The proportion of foreign investment in commercial property also hit a record in 2014, comprising 32 per cent of all transactions.

Chinese investors were behind the largest office space transactions during the December quarter, buying two properties in central Sydney for \$390 million and \$425 million.

Dexus's general manager of research [Peter Studley](#) said foreigners were attracted to Australia's stable economy.

"Foreign investors like Australian real estate due to the high income return, the quality of the assets and Australia's relatively stable economic growth outlook," he said.

Demand for office space was improving in Sydney and Melbourne, but the sector was slower in Brisbane and Perth, the research found.

Mr Studley forecast another good year for commercial property, which includes office, industrial and retail space.

"Transaction activity is expected to remain strong in 2015," he said.

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