



OXFORD
PARKS

INTAPROP

Cradock Corner

Oxford Parks

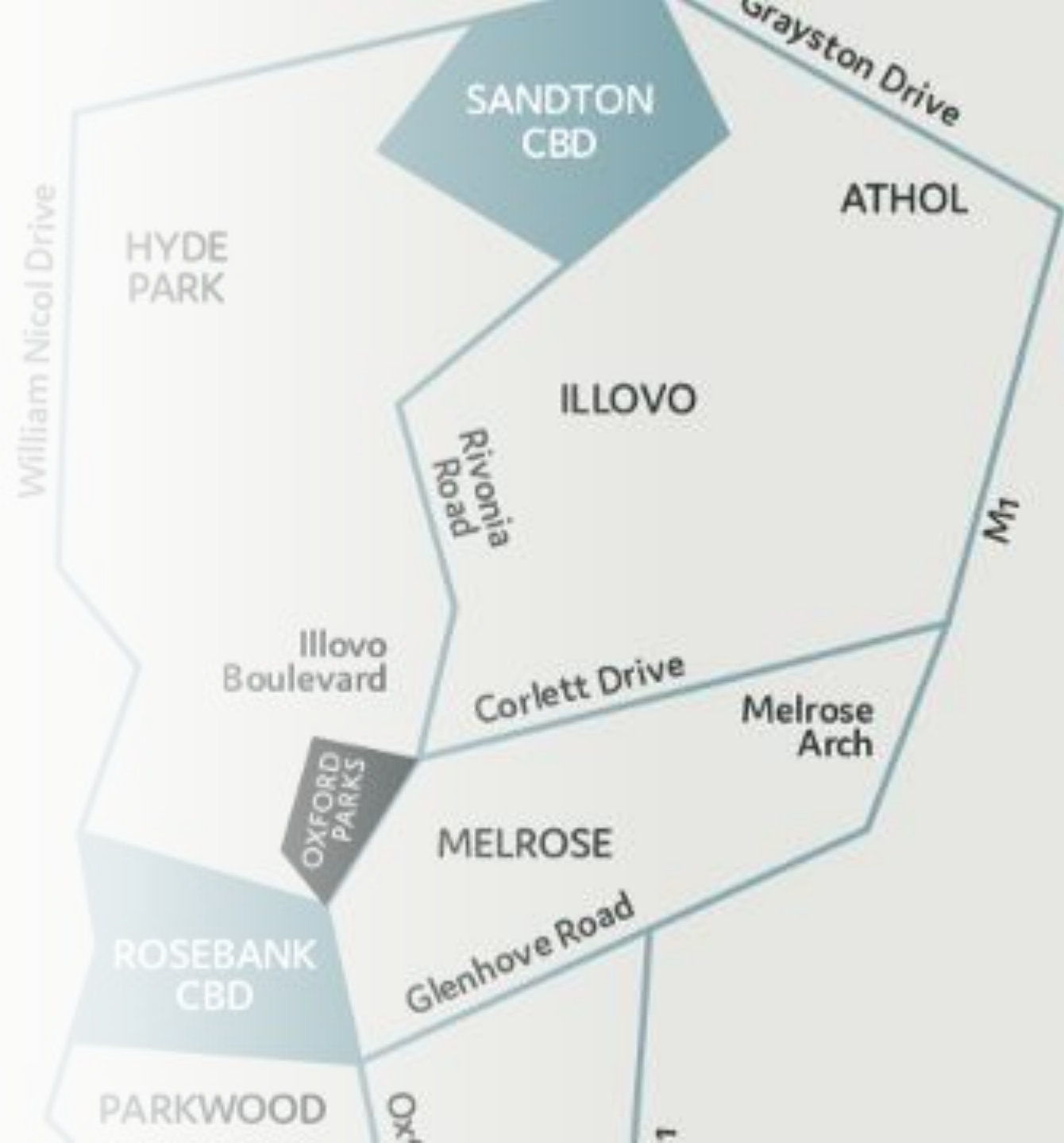
Oxford Parks, an extension of Rosebank, is a vibrant mixed-use precinct comprising offices, bespoke retail and an array of residential apartments. Emphasis on a high-quality public environment, paired with pedestrian level retail activity allows Oxford Parks to embody a dynamic high-street culture. Generous setbacks form wide landscaped pavements accommodating pedestrian paths, cycle lanes, piazzas and linear parks. These landscaped areas promote the use of the public realm and provide spaces for art and entertainment-led installations and activities.

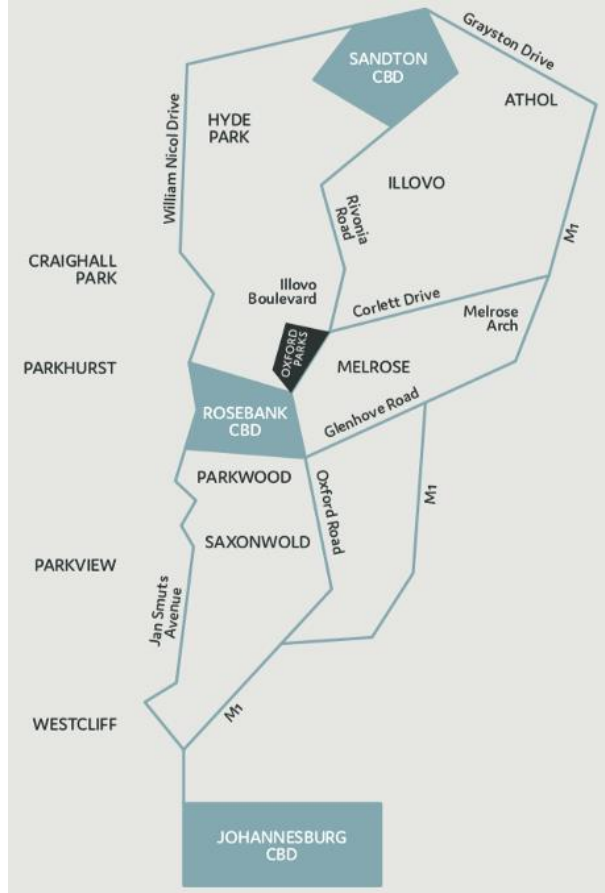
Oxford Parks focusses on the development of state of the art, efficient, Green Star rated buildings as well as public areas. Oxford Parks, being a privately managed precinct, will facilitate the security, landscaping and service delivery to public areas ensuring seamless operations within the precinct.

Oxford Parks, complimented by established and cosmopolitan Rosebank is fast securing its identity in the city. Oxford Parks truly exemplifies the connectivity of business, life and leisure.



Location

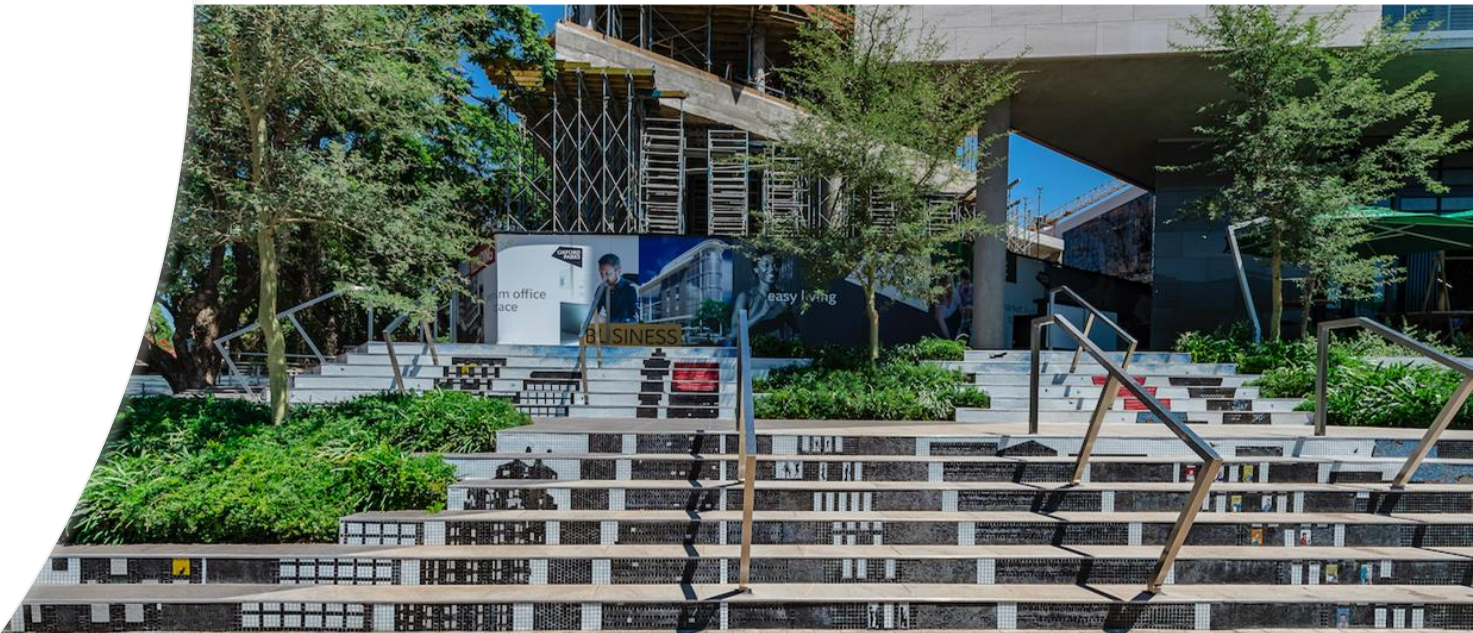






Precinct Concept

- Mixed-use precinct
- Extension of Rosebank
- Established mature node
- Epicenter of Johannesburg
- Privately managed precinct
- Precinct management of security, cleaning and public services
- Lifestyle focused
- Precinct convenience & bespoke retail
- Retail service-related amenities
- Human scale development
- Dynamic high-street culture
- Treelined piazzas and linear parks
- Pedestrian focused public environment
- Cycle lanes
- Connectivity



Transport Network

- 4 Highway access points
- High intersection density and smaller more efficient grids
- Proximity to Rosebank Gautrain station and bus system
- Variety of Excellent Public Transport
- Walkability
- Road and Infrastructure upgrades
- Engineering Services Agreement
- New Parks Boulevard



Surrounding Amenities

- Public transport includes taxis, buses and airport links
- Rosebank shopping hub
- Medical facilities
- Retail banks
- Schools and other educational institutes
- Conferencing facilities and auditorium
- Sport and health clubs
- Golf courses
- Places of worship
- Art galleries
- Parks and recreational public spaces
- An array of restaurants & specialty Eateries



Greenhouse Dec 2019, Oxford Parks, Jhb

6 Parks Boulevard, Feb 2020, Oxford Parks, Jhb



BPSA, 199 Oxford, Dec 2018,
Oxford Parks, Johannesburg

Metier Private Equity &
G+D Currency Technology

Sony Music Entertainment
& Arup

Radisson RED
Hotel

Proposed Anglo
American GSS

Proposed Neighbourhood
Residential Apartments

Proposed Long Stay Apartments
with an International Brand

BP Southern Africa
Head Office

Life Healthcare
Head Office

International
Commodities Holdings



Coca Cola

Anglo American

BP Southern Africa

Life Healthcare

Standard Bank

Holiday Inn

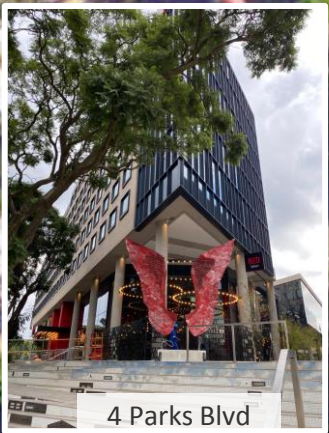
Hyatt Hotel

Fluxmans

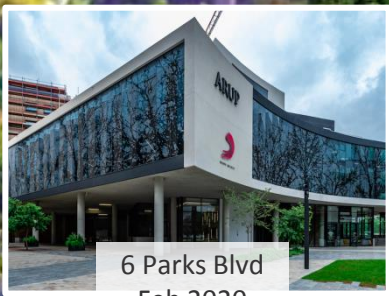
Radisson RED



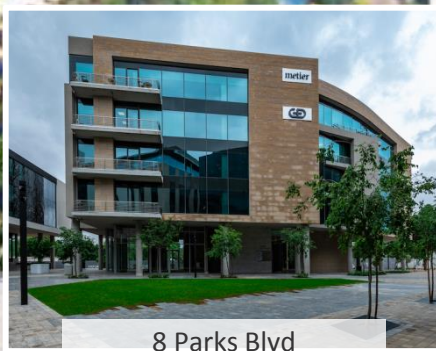
Oxford Parks



4 Parks Blvd
Apr 2021
Radisson RED



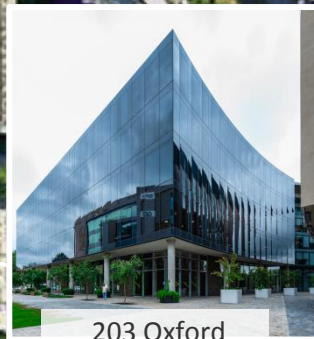
6 Parks Blvd
Feb 2020
Arup & Sony



8 Parks Blvd
Oct 2020
Metier & G+D Currency



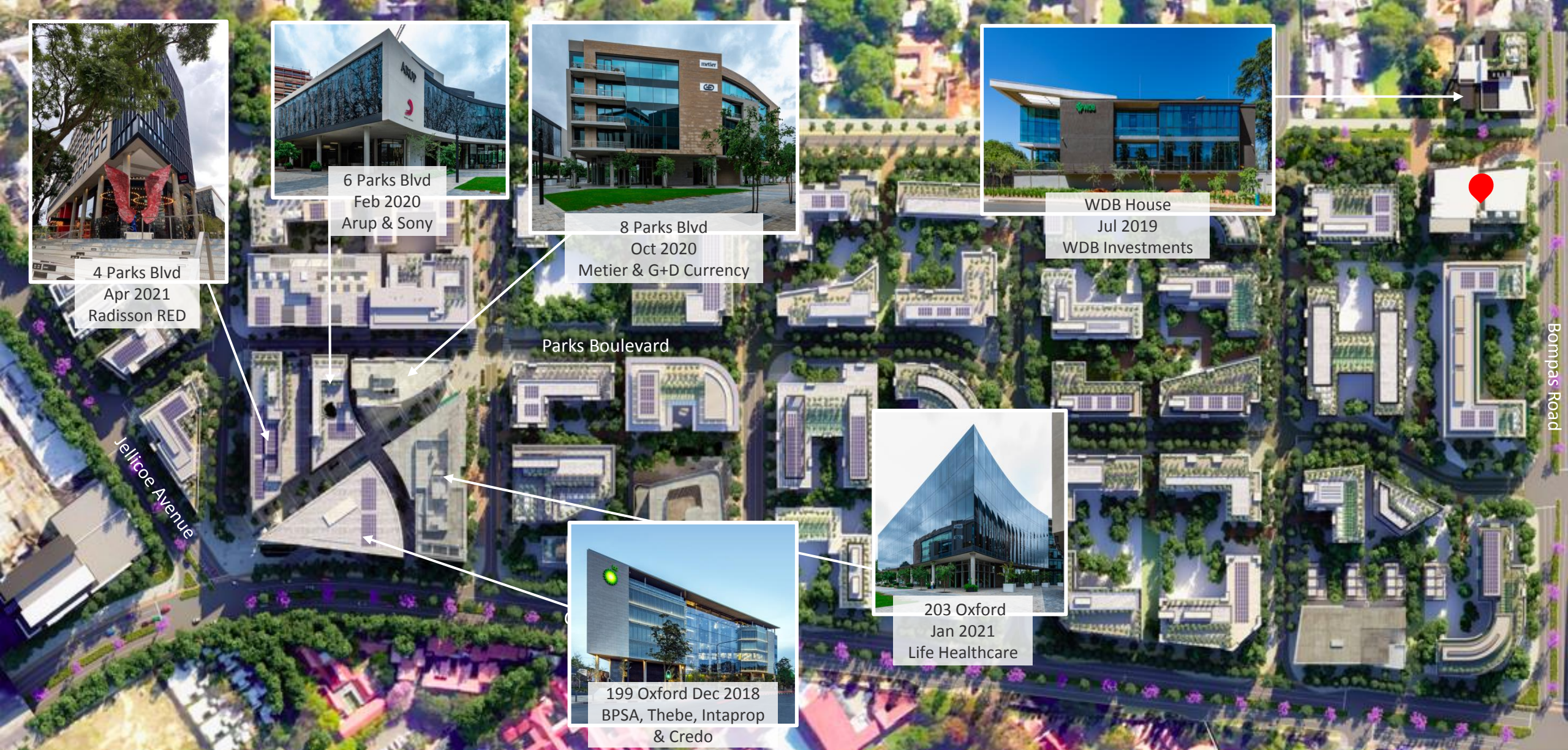
WDB House
Jul 2019
WDB Investments



203 Oxford
Jan 2021
Life Healthcare



199 Oxford Dec 2018
BPSA, Thebe, Intaprop
& Credo



Parks Boulevard

Jellicoe Avenue

Bompas Road

Completed Developments



Cradock Corner, Oxford Parks



Artist Impression



Artist Impression



Property Access



Ground Floor



First Floor



Second - Third Floors



Fourth Floor



Fifth Floor



Sixth Floor

| Level | Building 1 | | | | Building 2 | | | |
|------------------|------------|------------|---------|-----------------|------------|------------|---------|--------------|
| | Office | Commo n | Terrace | Parking Bays | Office | Commo n | Terrace | Parking Bays |
| 6 | - | - | - | - | 493 | 95 | 40 | - |
| 5 | 135 | 91 | 269.5 | - | 493 | 95 | 207 | - |
| 4 | 639 | 91 | - | - | 553 | 95 | 20 | - |
| 3 | 696 | 91 | 18 | - | 551 | 95 | - | - |
| 2 | 696 | 91 | 126 | - | 551 | 95 | 108 | - |
| 1 | 536 | 91 | 233 | - | 415 | 95 | 233 | - |
| P2/G | - | 114 | - | 30 | - | 131 | - | 15 |
| P1 | - | 19.5 | - | 34 | - | 31 | - | 28 |
| B1 | | 19.5 | | 40 | | 31 | | 43 |
| B2 | | 19.5 | | 40 | | 31 | | 43 |
| B3 | | 19.5 | | 43 | | 31 | | 43 |
| Subtotal | 2702 | 647 | | | 3056 | 825 | | |
| Rentable Area | 3349 | | 645.5 | 187 | 3881 | | 607 | 172 |
| Gross Area | 3995 | | | 166 | 4488 | | | 192 |

Area Schedule

INTAPROP

The background of the slide is a grayscale photograph of a multi-story building under construction. The building's facade is partially covered in a complex network of metal scaffolding. A tall construction crane is visible in the center, extending upwards. The sky is overcast with soft, diffused light. The overall aesthetic is industrial and architectural.

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