



OXFORD PARKS

**OXFORD
PARKS**

Proudly Developed by:

INTAPROP

PROPERTY DEVELOPMENT
AND INVESTMENT

CONTENTS

INTRODUCTION	01
PERFECTLY LOCATED	07
WELL CONNECTED	09
PRECINCT CONCEPT	11
THE OXFORD PARKS PRECINCT	13
PRECINCT AMENITIES	16
CURRENT TENANTS	19
COMMERCIAL TENANTS	21
RETAIL TENANTS	25
OXFORD PARKS AERIAL VIEW	29
DEVELOPMENT SECTIONS	31
INTAPROP DEVELOPMENTS	35
CONTACT	38



OXFORD PARKS

OXFORD PARKS, AN EXTENSION OF THE ESTABLISHED MATURE ROSEBANK NODE, IS A **VIBRANT MIXED-USE PRECINCT** COMPRISING OFFICES, BESPOKE RETAIL AND AN ARRAY OF RESIDENTIAL DEVELOPMENTS AND HOTELS. THE EMPHASIS IS ON A **HIGH QUALITY PUBLIC ENVIRONMENT**, PAIRED WITH PEDESTRIAN LEVEL RETAIL ACTIVITY WHICH ALLOWS OXFORD PARKS TO EMBODY A **DYNAMIC HIGH-STREET CULTURE**. GENEROUS SETBACKS FORM WIDE **LANDSCAPED** PAVEMENTS ACCOMMODATING PEDESTRIAN **PATHS, CYCLE LANES, PIAZZAS & LINEAR PARKS**. THESE LANDSCAPED AREAS PROMOTE THE USE OF THE PUBLIC REALM & PROVIDE SPACES FOR **ART & ENTERTAINMENT LED INSTALLATIONS** & ACTIVITIES. OXFORD PARKS FOCUSES 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 & SERVICE DELIVERY TO PUBLIC AREAS ENSURING SEAMLESS OPERATIONS WITHIN THE PRECINCT. OXFORD PARKS, COMPLIMENTED BY **ESTABLISHED & COSMOPOLITAN ROSEBANK** IS FAST SECURING ITS IDENTITY IN THE CITY. OXFORD PARKS TRULY EXEMPLIFIES THE CONNECTIVITY OF **BUSINESS, LIFE & LEISURE**. 5 PARKS BOULEVARD WILL BE NO EXCEPTION TO THE HIGH QUALITY DEVELOPMENT FINISH THAT OXFORD PARKS PRIDES ITSELF ON.








PERFECTLY LOCATED


Points of interest:


- 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
- Walk-ability
- Road and infrastructure upgrades
- Engineering services agreement
- New Parks Boulevard


 Oxford Parks Precinct


 Illovo Boulevard & Rosebank CBD


 Green Belts


 Gautrain Bus Stops

 Schools

 Commercial Offices

 Golf Courses

 Places of Worship

 Hospitals

1 Rosebank Retail

2 Rosebank Gautrain station

3 Radisson RED

4 Planned Commercial HQ

5 The Village

6 Villoresi Office Park

7 Planned express grocery store

8 Corlett Drive

9 Athol Oaklands Road

10 Glenhove Road

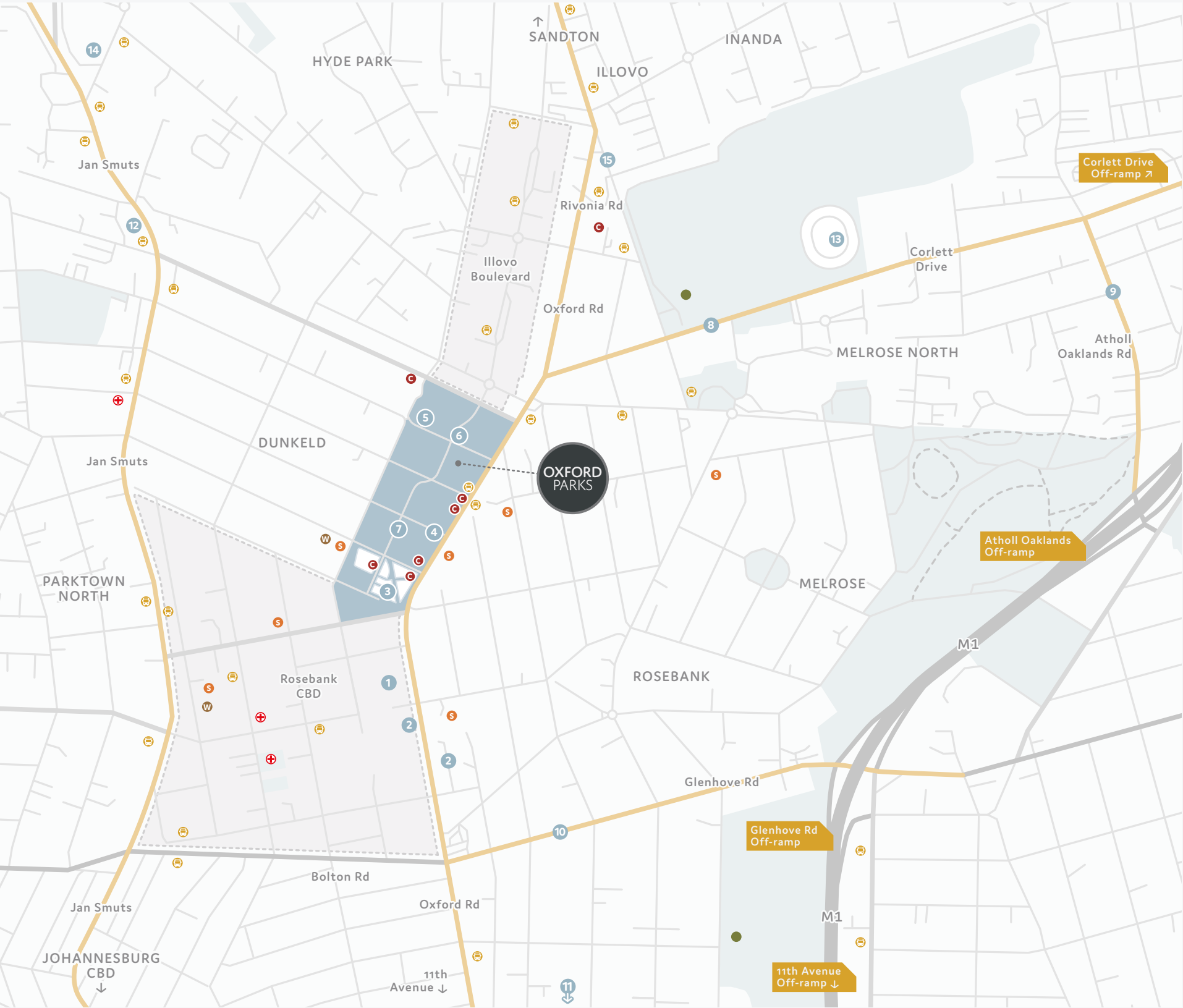
11 11th Avenue

12 Dunkeld West Shopping Centre

13 Wanderers Stadium






14 Hyde Park Shopping Centre

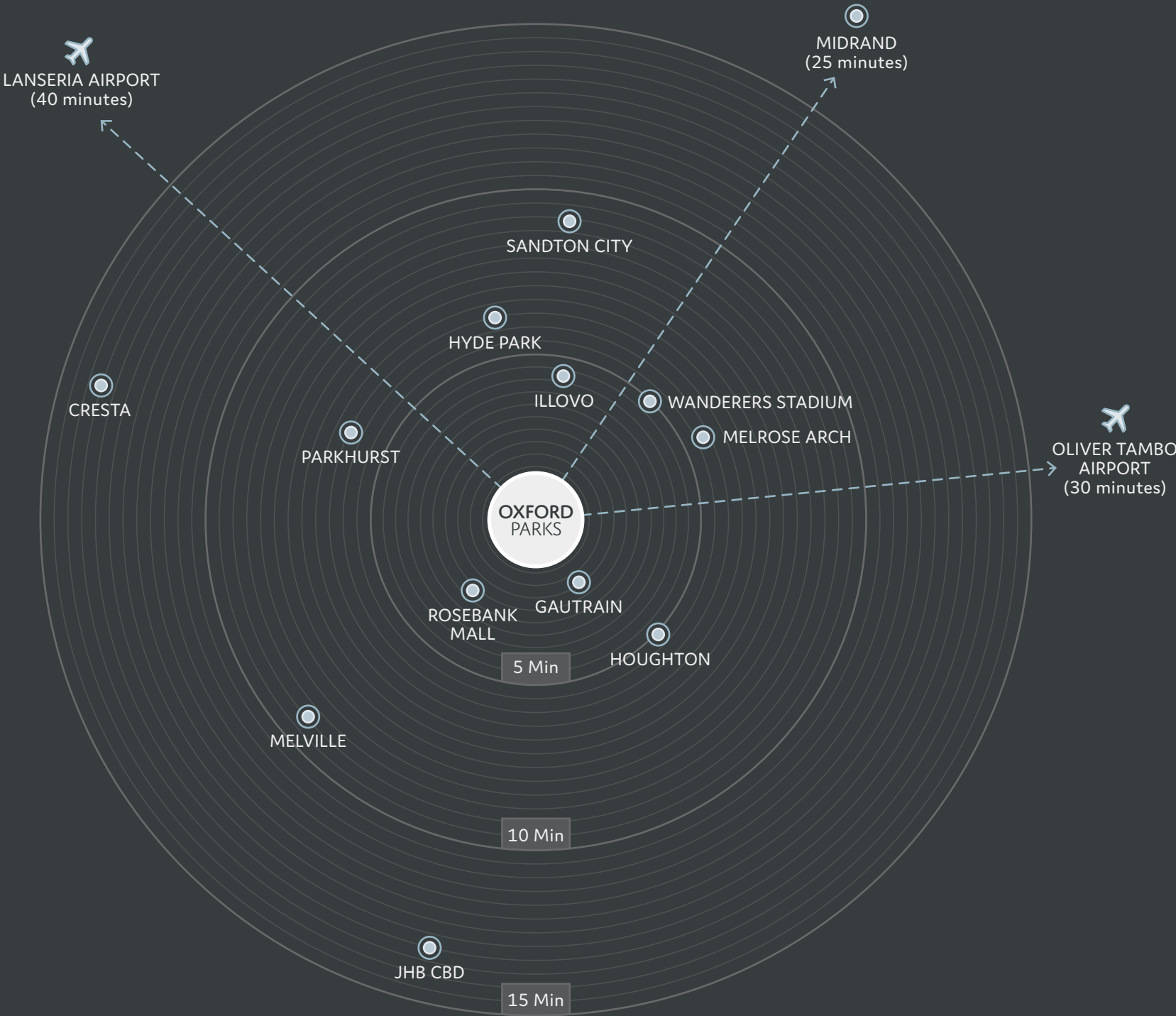
15 Thrupps Illovo Centre



WELL CONNECTED

The Oxford Parks precinct is an energetic and responsive urban destination designed to facilitate a seamless connection between life, leisure and business. The primary choice to locate and invest; a place where people succeed and enjoy life.

	GAUTRAIN STATION This station links Rosebank and surrounds to Soweto, Pretoria and OR Tambo	5 Minutes
	ROSEBANK RETAIL Houses over 200 shops and restaurants	5 Minutes
	ILLOVO A well established residential area and a growing office node	5 Minutes
	SANDTON CITY One of the largest shopping malls in Africa	9 Minutes
	OLIVER TAMBO AIRPORT International airport	30 Minutes



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
- Tree-lined piazzas and linear parks
- Pedestrian focused public environment
- Cycle lanes
- Connectivity



THE OXFORD PARKS PRECINCT

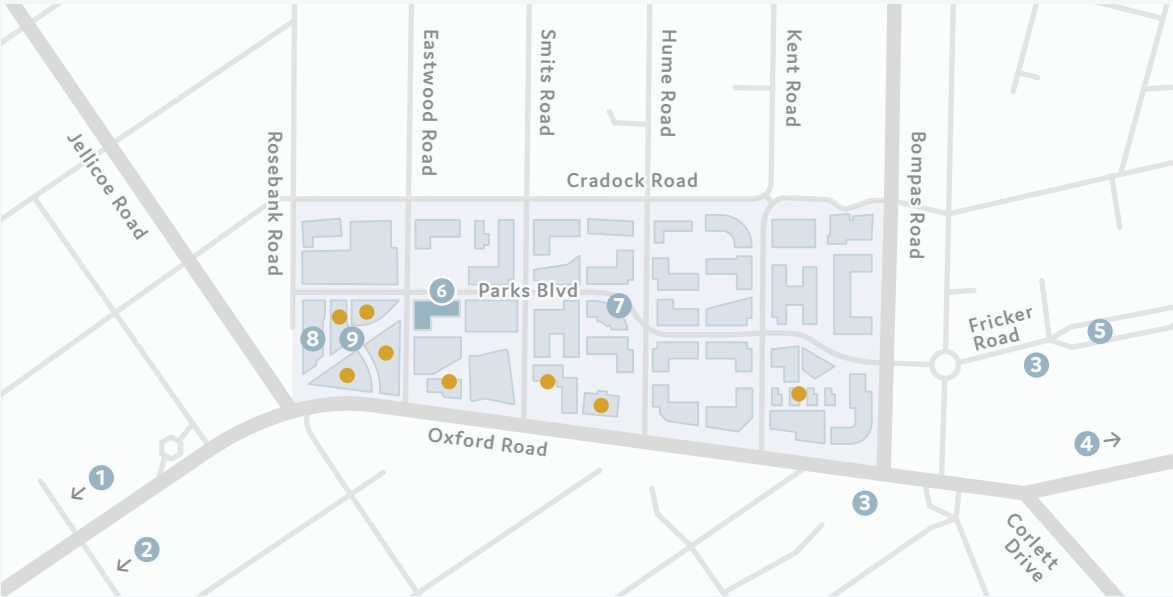
Oxford Parks is emerging as the gem of Rosebank's lifestyle experience. It's economy is moving from commerce to a walkable street culture. This precinct is the new home of Rosebank's cosmopolitan café and city aficionado. From the remarkable Joburg skyline staircase to the central pedestrian walkways and street piazzas, the Oxford Road entrance makes Oxford Parks a unique destination for the area's residents and occupiers of the Green Star, state of the art buildings within the precinct. Oxford Parks focuses on the exceptional quality of the public environment and the precinct activity promotes the use of the public realm by its tenants and users and provides spaces for art and entertainment-led installations and activities. Oxford Parks, complimented by established and cosmopolitan Rosebank is fast securing its identity in the heart of the city.



Aerial view of the Oxford Parks precinct with Sandton in the distance.



PRECINCT AMENITIES



Oxford Parks continues the concept of Life Connected. It is integrated and central with clean, safe and secure privately managed public spaces. Everything within the development is at a human scale and walkable with ample tree-lined roads and cycle lanes. The lifestyle focused concept includes precinct convenience through many bespoke retail outlets and access to a broad selection of amenities - all within an easy 8 minute walk from the development. Some key amenities include:

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> 1 Rosebank Retail 2 Rosebank Gautrain Station 3 Gautrain Bus Stop 4 Illovo Junction 5 Grate Café 6 Proposed New Express Grocery Store 7 Boutique Guesthouse (58 On Hume) 8 Radisson RED | <ul style="list-style-type: none"> 9 High-street Bespoke Restaurants and Services: <ul style="list-style-type: none"> • Shortmarket Club (French Bistro) • Doubleshot (Bespoke Coffee Shop and Roaster) • Cleavys (Vegan Health Eatery) • Ethos (Mediterranean Dining) • BGR (Burger Restaurant) Coming Soon • The Test Kitchen (Fine Dining) Coming Soon | <ul style="list-style-type: none"> • Waku (Asian Fusion) • Levingers (Dry Cleaning & Shoe Repairs) • Mare & Morrow (Optometrist) • Zed Menswear (Custom Fitted Suits) Coming Soon |
|--|---|---|

● Commercial Offices



Zurich Insurance, Metier Private Equity
and G+D Currency Technology

Anglo American GSS

Proposed Commercial offices

Proposed Long Stay Apartments
with an International Brand

Proposed Commercial Offices

Sony Music Group and Arup

Radisson RED Hotel

Proposed Commercial Office

BPSA, Thebe, Credo Wealth and Intaprop

Life Healthcare

International
Commodities
Holdings

Proposed Mixed-use Building

CURRENT TENANTS



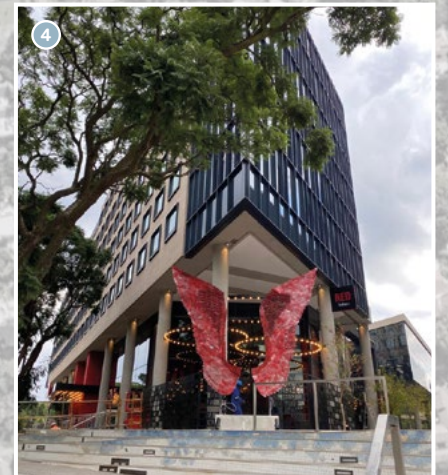
6 Parks Blvd / Feb 2020
Arup and Sony Music Group



WDB House / Jul 2019
WDB Investments



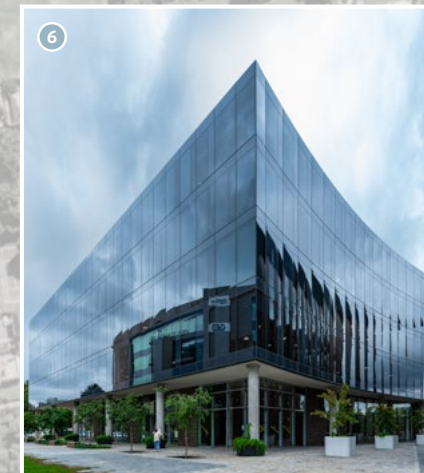
9 Parks Blvd / Feb 2022
Anglo American GSS



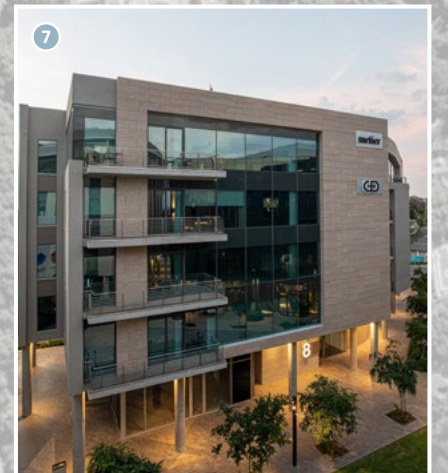
4 Parks Blvd / Aug 2021
Radisson RED



199 Oxford / Dec 2018
BPSA, Thebe, Intaprop & Credo



203 Oxford / Jan 2021
Life Healthcare



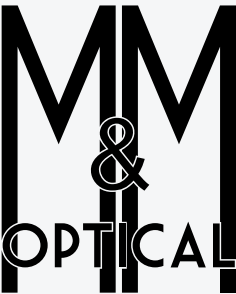
8 Parks Blvd / Oct 2020
Metier, G+D Currency and
Zurich Insurance

COMMERCIAL
TENANTS





RETAIL
TENANTS





OXFORD
PARK

RED
ENTRANCE
RESTAURANT
RED ROOF BAR

ARP

OXFORD PARKS AERIAL VIEW



DEVELOPMENT SECTIONS



- 1 3 Parks Blvd Commercial
- 2 4 Parks Blvd Hotel
- 3 6 Parks Blvd Commercial
- 4 8 Parks Blvd Commercial
- 5 199 Oxford Commercial
- 6 WDB House Commercial
- 7 205 Oxford Commercial
- 8 57 Smits Dodos Commercial
- 9 58 On Hume Boutique Guesthouse
- 10 60 Hume Konrad Adenauer Foundation Commercial
- 11 61 Hume Commercial
- 12 62 Hume Libstar Commercial
- 13 64 Kent Commercial
- 14 Villoresi Sectional Title Offices
- 15 3 Parks Blvd Commercial
- 16 5 Parks Blvd Commercial
- 17 7 Parks Blvd Commercial
- 18 9 Parks Blvd Commercial
- 19 10 Parks Blvd Commercial
- 20 11 Parks Blvd Commercial
- 21 12 Parks Blvd Mixed-Use
- 22 14 Parks Blvd Mixed-Use
- 23 44 Cradock Ave Residential
- 24 46 Cradock Ave Residential
- 25 48 Cradock Ave Residential
- 26 55 Eastwood Commercial
- 27 207 Oxford Commercial
- 28 Cradock Corner Commercial
- 29 The Village Retirement Village / Residential Development
- 30 Kent Collective Sectional Title Offices



- COMMERCIAL DEVELOPMENTS
- DEVELOPMENT SITES CURRENTLY AVAILABLE

INTAPROP DEVELOPMENTS

BLOCK	BUILDING	COMPLETION DATE / CONSTRUCTION PERIOD	TOTAL GLA (m²)	TENANTS	AVAILABLE BULK / VACANT GLA (m²)	USE
TRIANGLE	3 Parks Blvd	15 Months	7,000	Vacant	7,000	Commercial & Retail
BLOCK 1A	199 Oxford	1 Dec 2018	9,129	BPSA, Thebe, Credo & Intaprop	0	Commercial & Retail
	203 Oxford	1 Jan 2021	10,118	Life Healthcare	0	Commercial & Retail
	4 Parks Blvd	1 Aug 2021	222 keys / 11,276	Radisson RED	0	Residential
	6 Parks Blvd	1 Feb 2020	3,483	Arup, Sony Music & Sony ATV	0	Commercial & Retail
	8 Parks Blvd	1 Oct 2020	3,917	Zurich, Metier & G+D Currency	890 (Com.)	Commercial & Retail
BLOCK 1B	5 Parks Blvd	16 Months	7,000	Development Site	7,000	Commercial
	7 Parks Blvd	1 Feb 2022	7,585	Under Construction	0	Commercial
	44 Cradock Ave	18 Months	44 Residential Units	Development Site	44 Residential Units	Residential
BLOCK 2A	55 Eastwood	15 Months	5,000	Development Site	5,000	Commercial
	207 Oxford	18 Months	7,000 – 12,000	Development Site	7,000 – 12,000	Commercial & Retail
	10 Parks Blvd	18 Months	7,135	Development Site	7,135	Commercial & Retail
	12 Parks Blvd	TBC	10,000 – 12,000	Development Site	10,000 – 12,000	Mixed-Use
BLOCK 2B	9 Parks Blvd	TBC	7,000 – 9,000	Development Site	7,000 – 9,000	Commercial & Retail
	11 Parks Blvd	TBC	7,000 – 9,000	Development Site	7,000 – 9,000	Commercial
	46 Cradock	18 Months	5,000 – 7,000	Development Site	5,000 - 7,000	Residential
	48 Cradock	18 Months	30 - 40 Units	Development Site	30 - 40 Units	Residential
BLOCK 3A	14 Parks Blvd	TBC	TBC	Development Site	TBC	Mixed-Use
BLOCK 5A	Kent Collective	15 Months	4,375	Development Site	4,375	Sectional Title Offices
	The Village	30 Months	374 Units	Development Site	374 Units	Retirement / Residential Dev
	Cradock Corner	18 Months	7,000 – 8,000	Development Site	7,000 – 8,000	Commercial & Retail
	WDB House	1 Jul 2019	2,342	WDB House	0	Commercial

CONTACT

Tel: 011 731 1900

E-mail: info@intaprop.co.za

Web: www.intaprop.co.za

Physical address: Intaprop, 1st Floor,
199 Oxford, Oxford Parks, Dunkeld

Proudly Developed by:

INTAPROP

PROPERTY DEVELOPMENT
AND INVESTMENT



LIFE CONNECTED

**OXFORD
PARKS**

www.oxfordparks.co.za