



207
OXFORD

OXFORD
PARKS

CONTENTS

INTRODUCTION
PERFECTLY LOCATED
WELL CONNECTED
THE 207 OXFORD DEVELOPMENT
BUILDING RENDERS
FLOORPLANS
BUILDING HIGHLIGHTS
CURRENT TENANTS
PRECINCT AMENITIES
CONTACT



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**. 207 OXFORD 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

Rosebank Retail

Rosebank Gautrain station

Radisson RED

Planned Commercial HQ

The Village

Villoresi Office Park

Planned express grocery store

Corlett Drive

Athol Oaklands Road

Glenhove Road

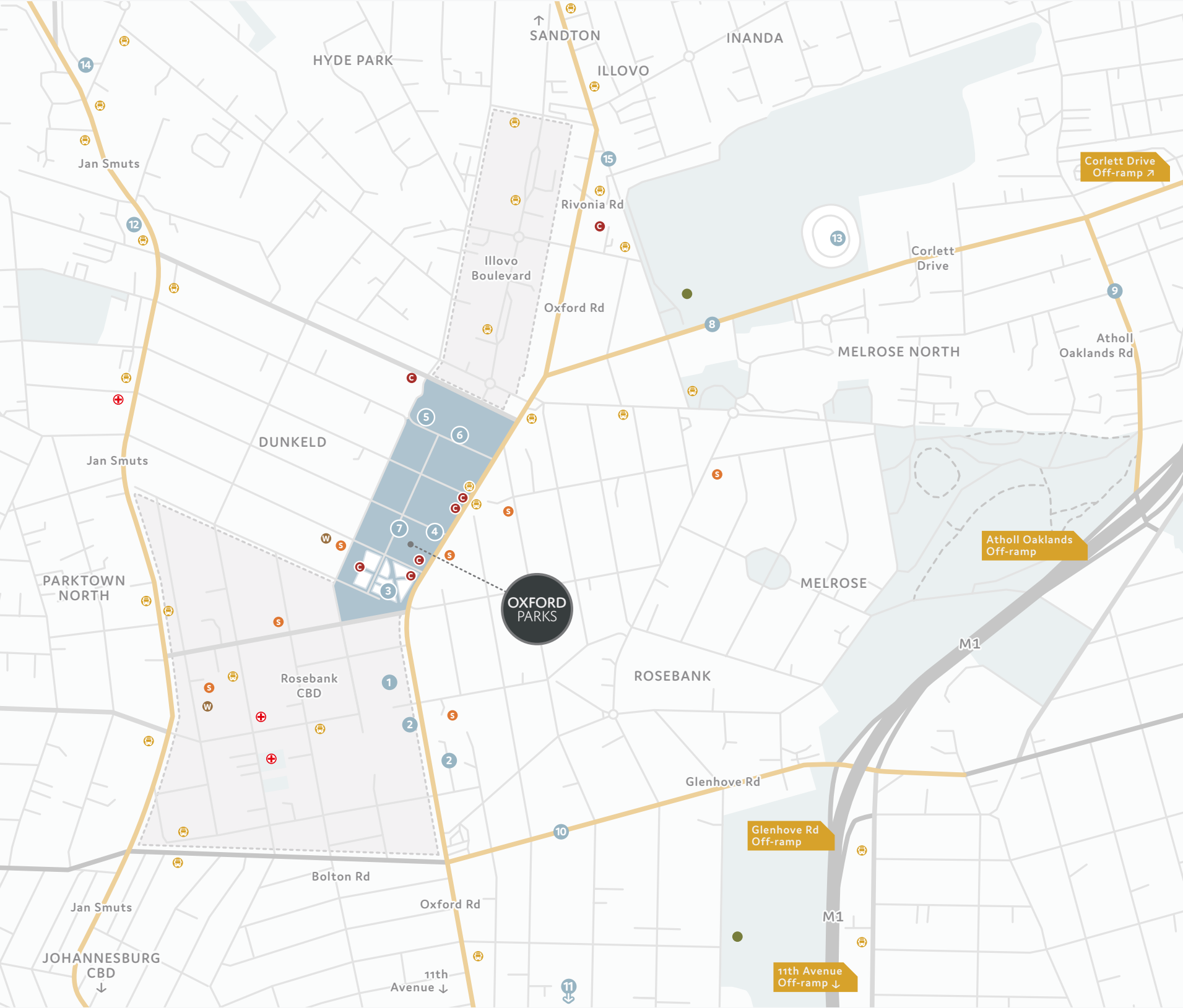
11th Avenue

Dunkeld West Shopping Centre

Wanderers Stadium

Hyde Park Shopping Centre






Thrupps Illovo Centre

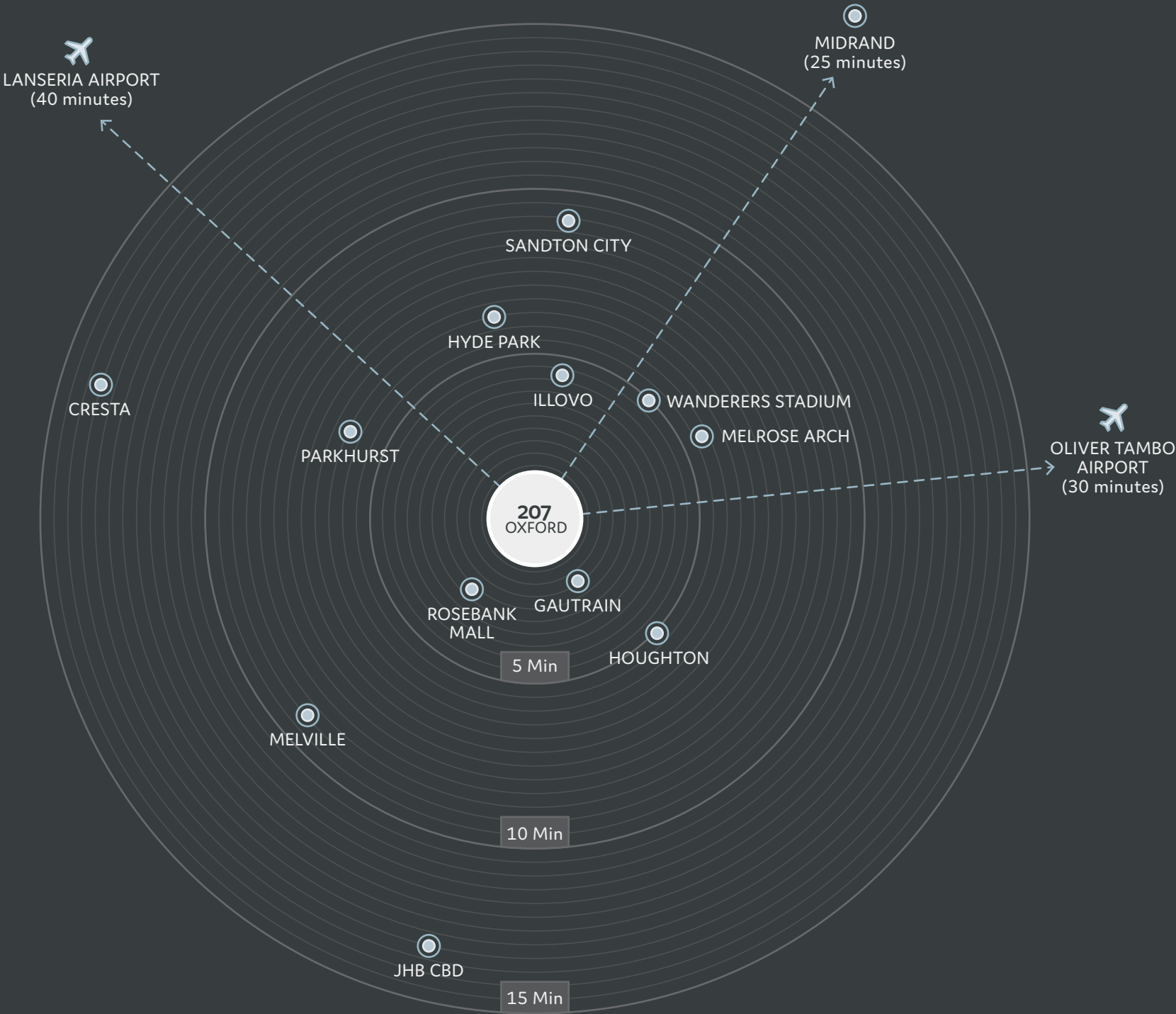


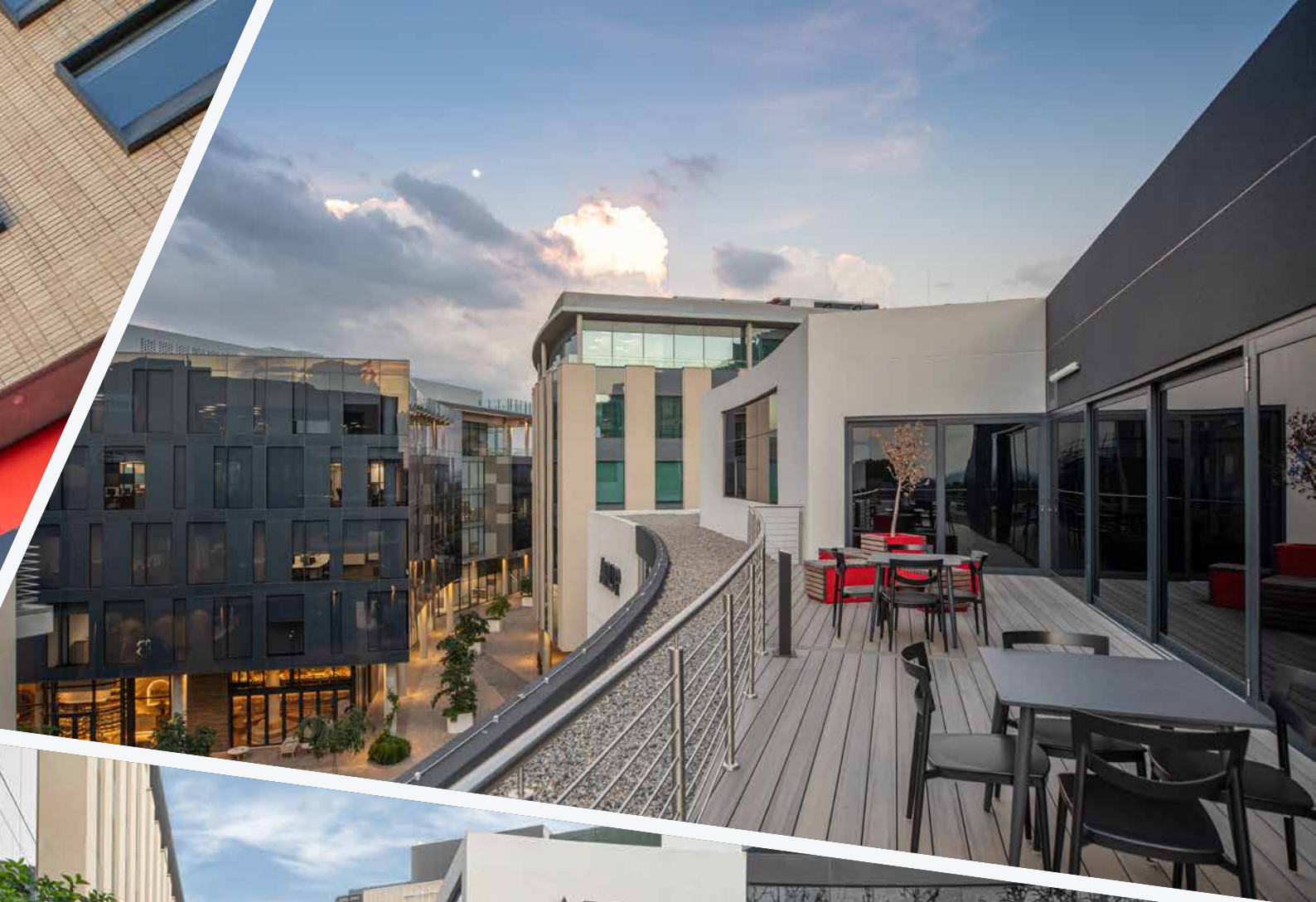
WELL CONNECTED

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.

207 Oxford is conveniently situated within this connective focal area. Close to core business, leisure and transport hubs in Johannesburg.

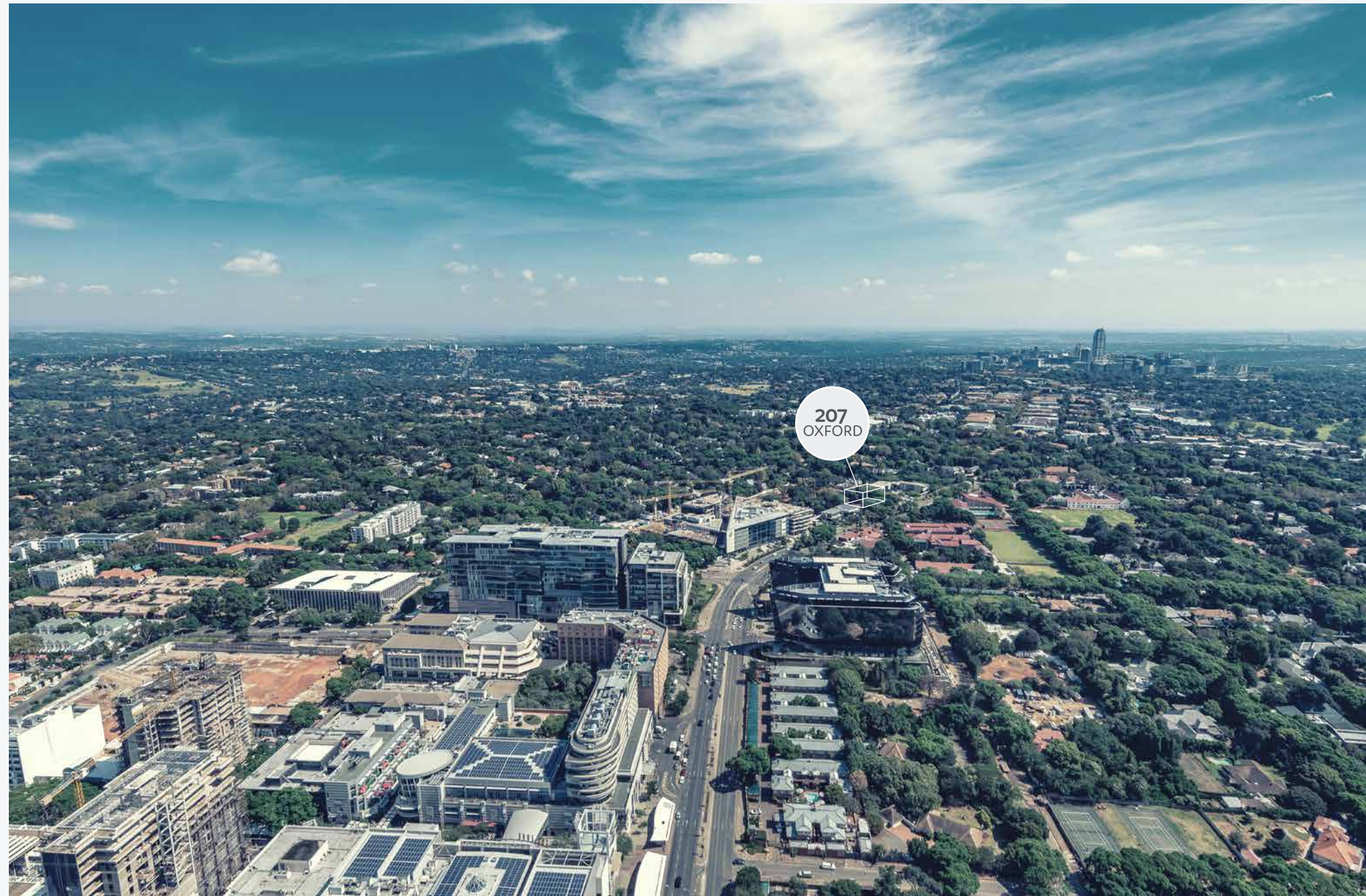
	GAUTRAIN STATION This station links Rosebank and surrounds to Soweto, Pretoria and OR Tambo	5 Minutes
	ROSEBANK MALL Houses over 200 shops and restaurants	5 Minutes
	ILLOVO A well established residential area and a growing office node	5 Minutes
	SANDTON CITY One of the largest shopping malls in Africa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





THE 207 OXFORD DEVELOPMENT

Visually, this sophisticated building creates a powerful impact with its flush glazed and stone clad facade. Positioned on the exclusive Parks Boulevard address road, this building is a showcase within the Precinct and allows for majestic views across Johannesburg's urban forest. Balconies and outdoor spaces will be available on select floors and larger outdoor gatherings can be accommodated on the rooftop entertainment area that will be available to all tenants. Secure basement parking creates ease of access into the building, where a triple lift bank will conveniently carry passengers directly to their required floor level. Upon entry into the office floors, users are greeted with natural light, generous floor to soffit height and exceptional base build finishes. This modern building encompasses architectural flare, green building efficiencies and adaptability.



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



Boston Consulting Group, PPC,
Edelman, Heidrick & Struggles,
Resilea and Skin Renewal

IHS Towers, Arup, Sony Music,
Sony Publishing and JLL

Radisson RED Hotel

BP Southern Africa, Allied Gold,
Intaprop and Credo Wealth

Life Healthcare HQ

Metier Private Equity, G+D Currency
Technology, Instinctif Partners,
Anglo American LWD, Zurich and JLL

International
Commodities
Holdings

Anglo American GSS

Proposed Commercial Offices

Proposed Hotel /
Long Stay Apartments

Proposed Commercial Offices

207
OXFORD



View from
Smits Road

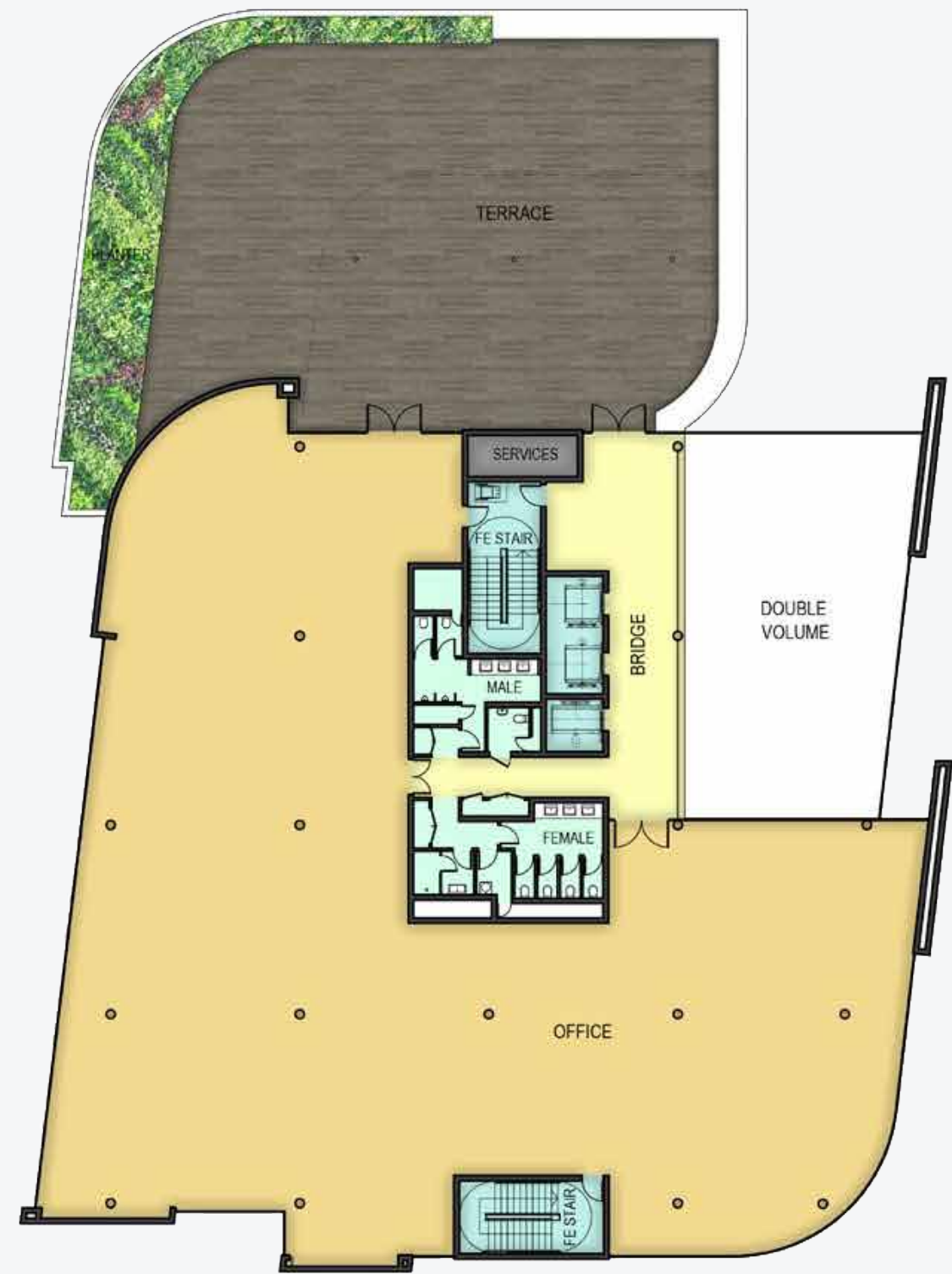


View from Oxford Road /
Smits Road Corner

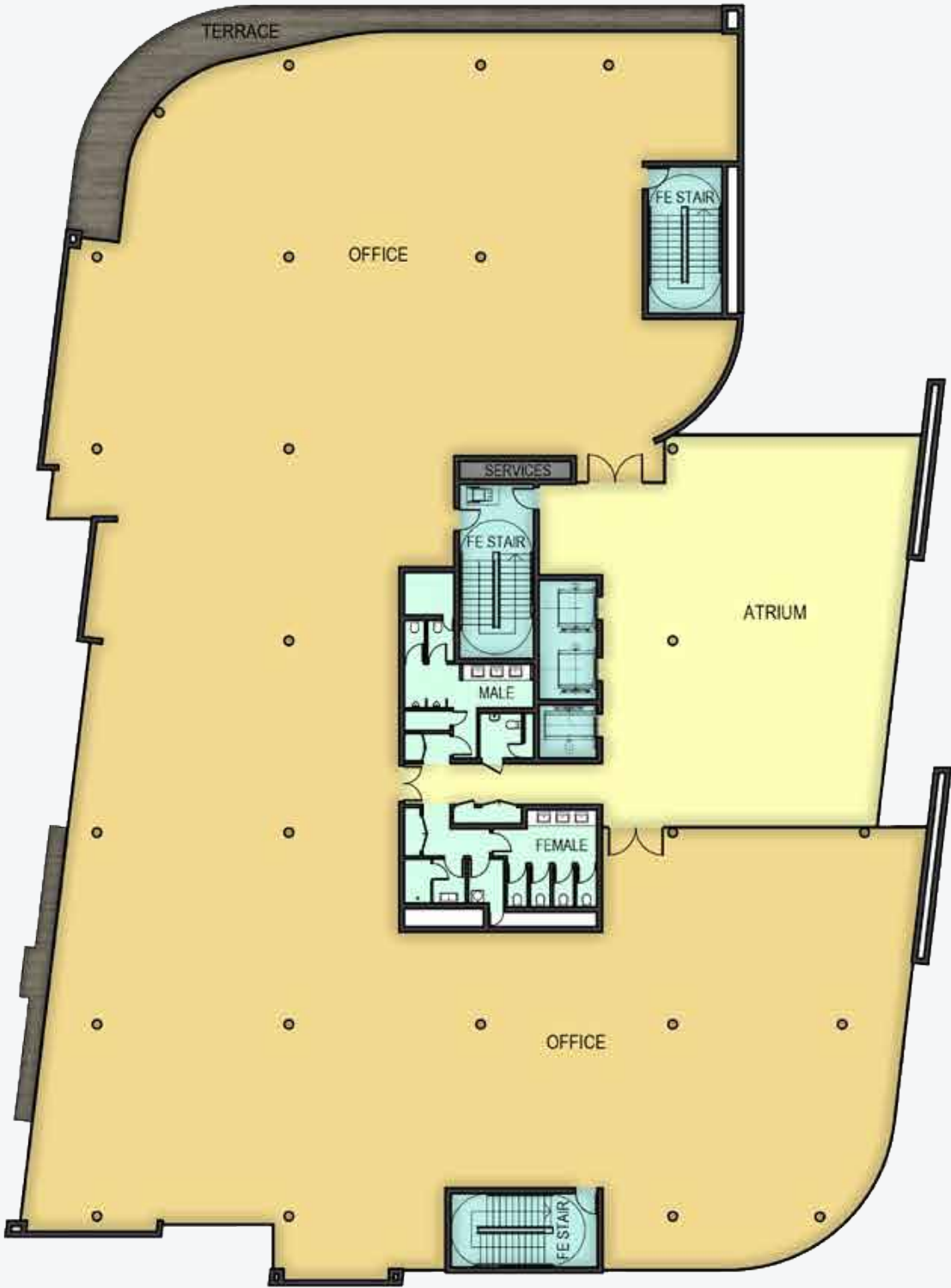


FLOORPLANS

FIFTH FLOOR



FOURTH FLOOR



SECOND &
THIRD FLOOR



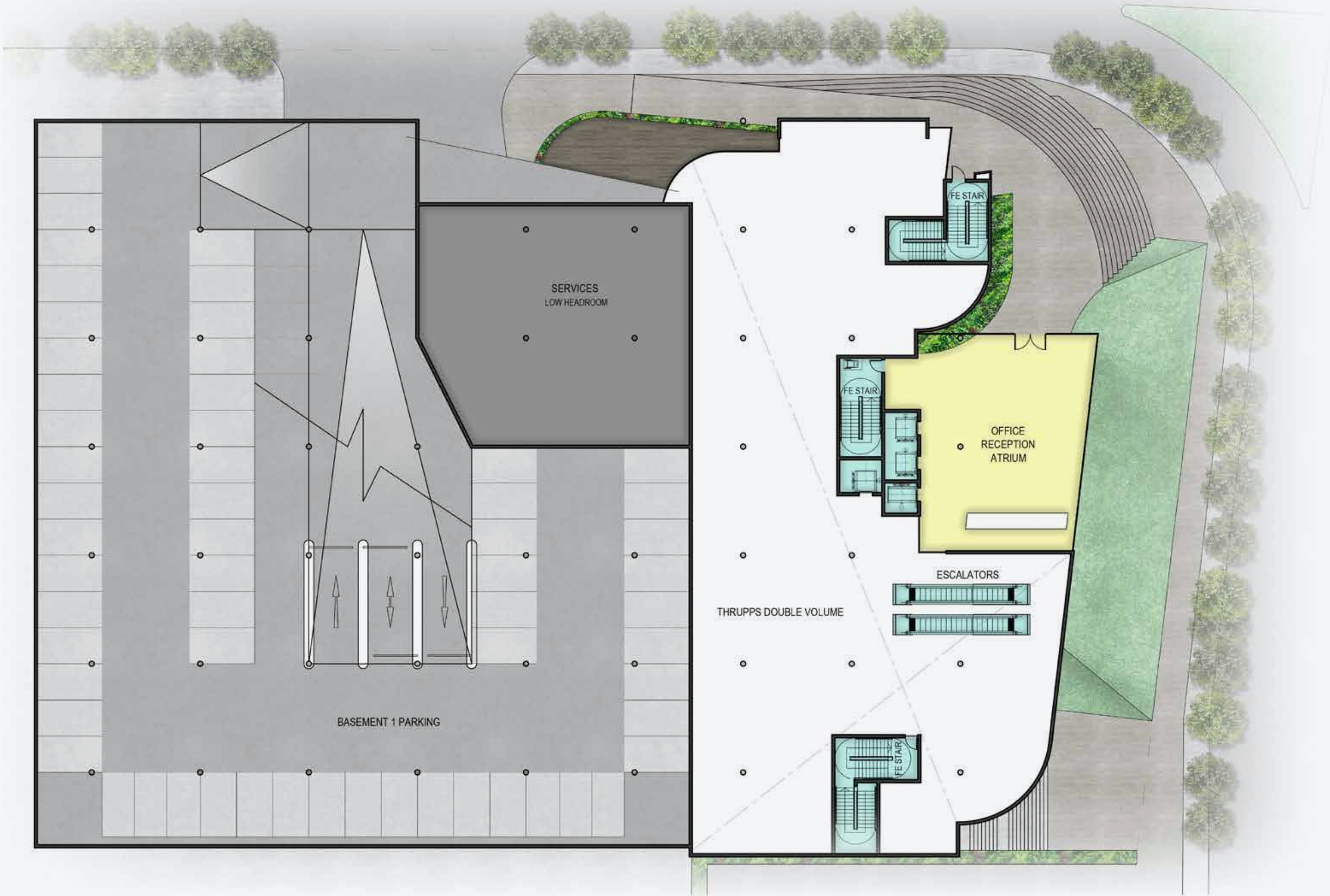
FIRST FLOOR



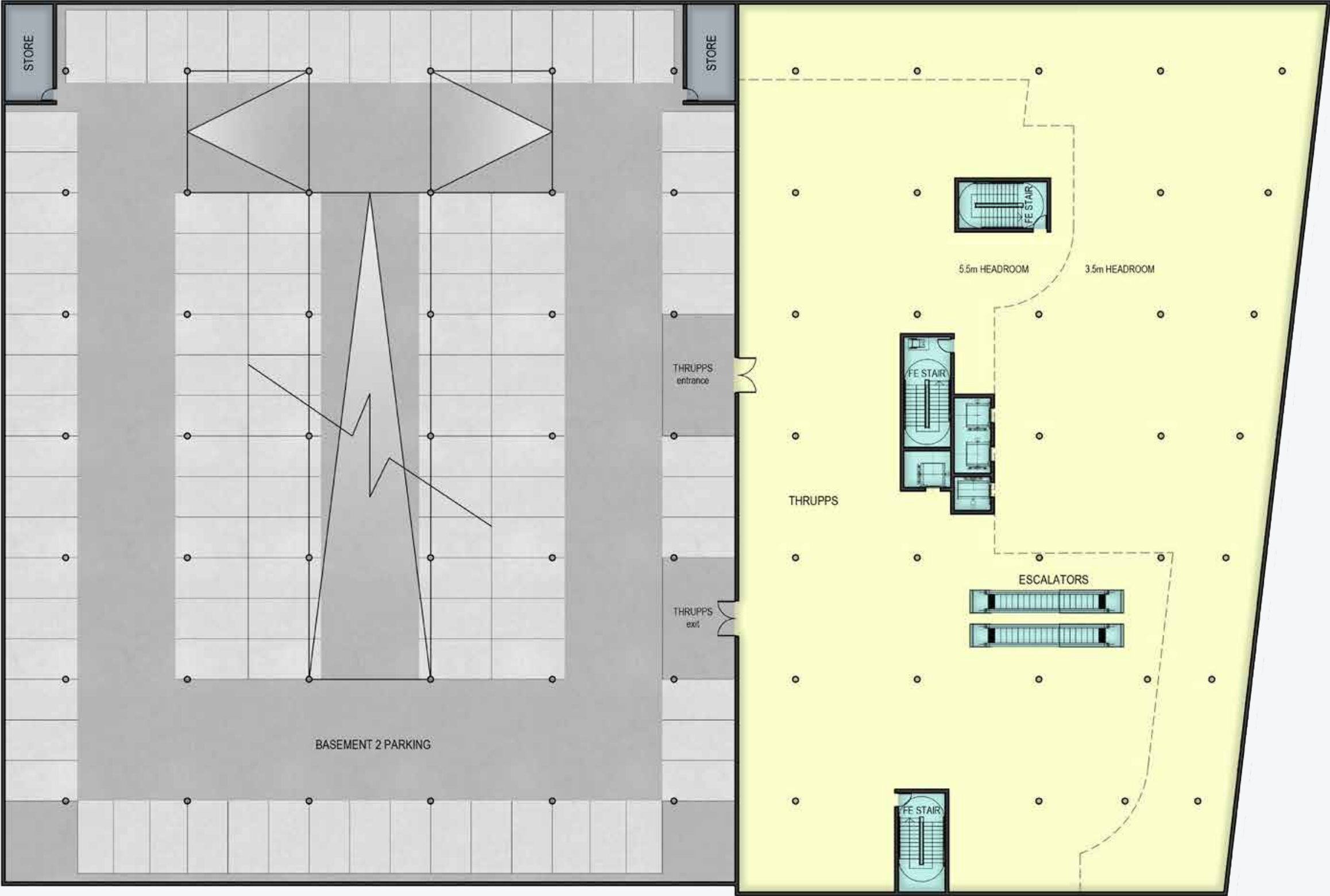
GROUND FLOOR



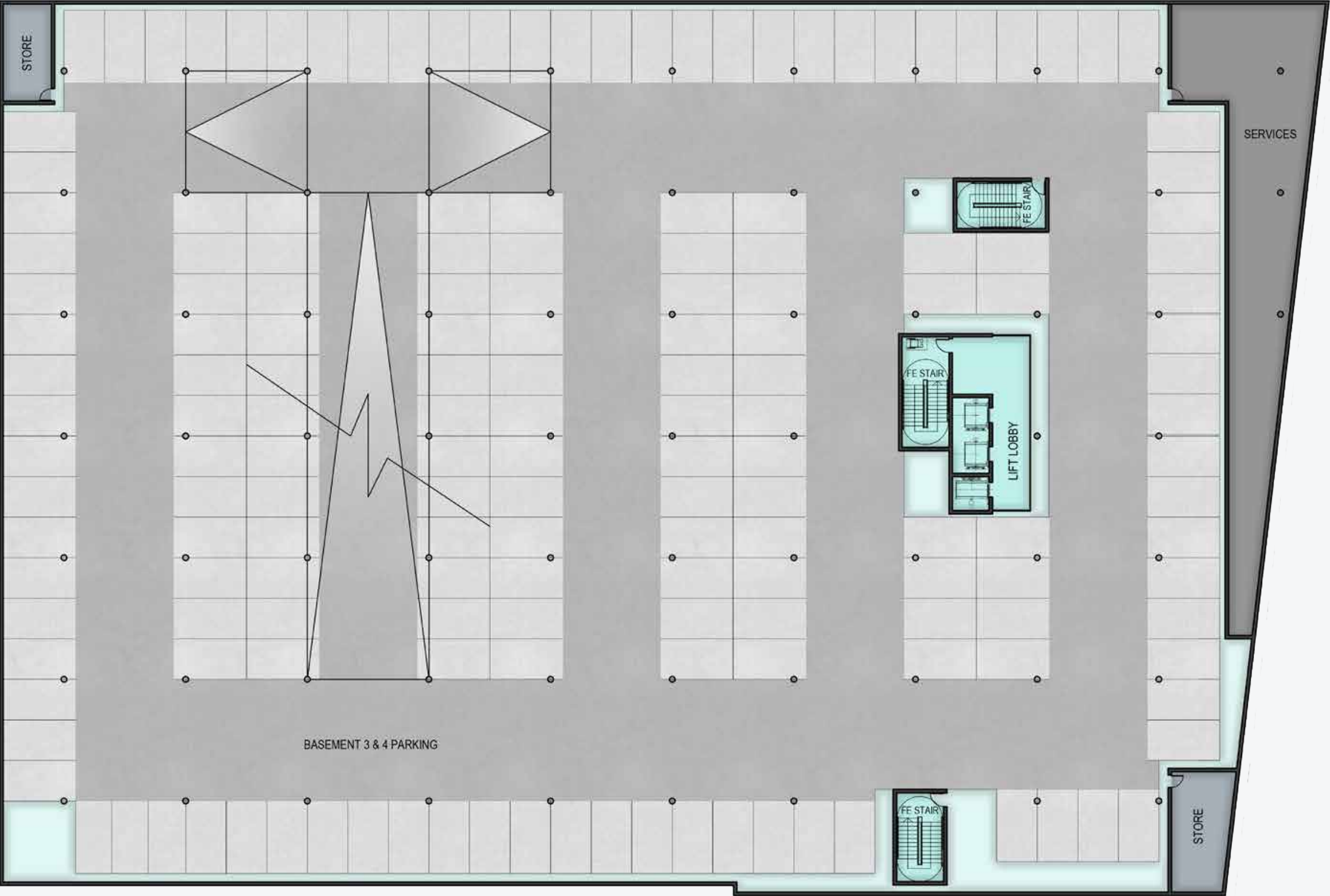
BASEMENT
LEVEL 1



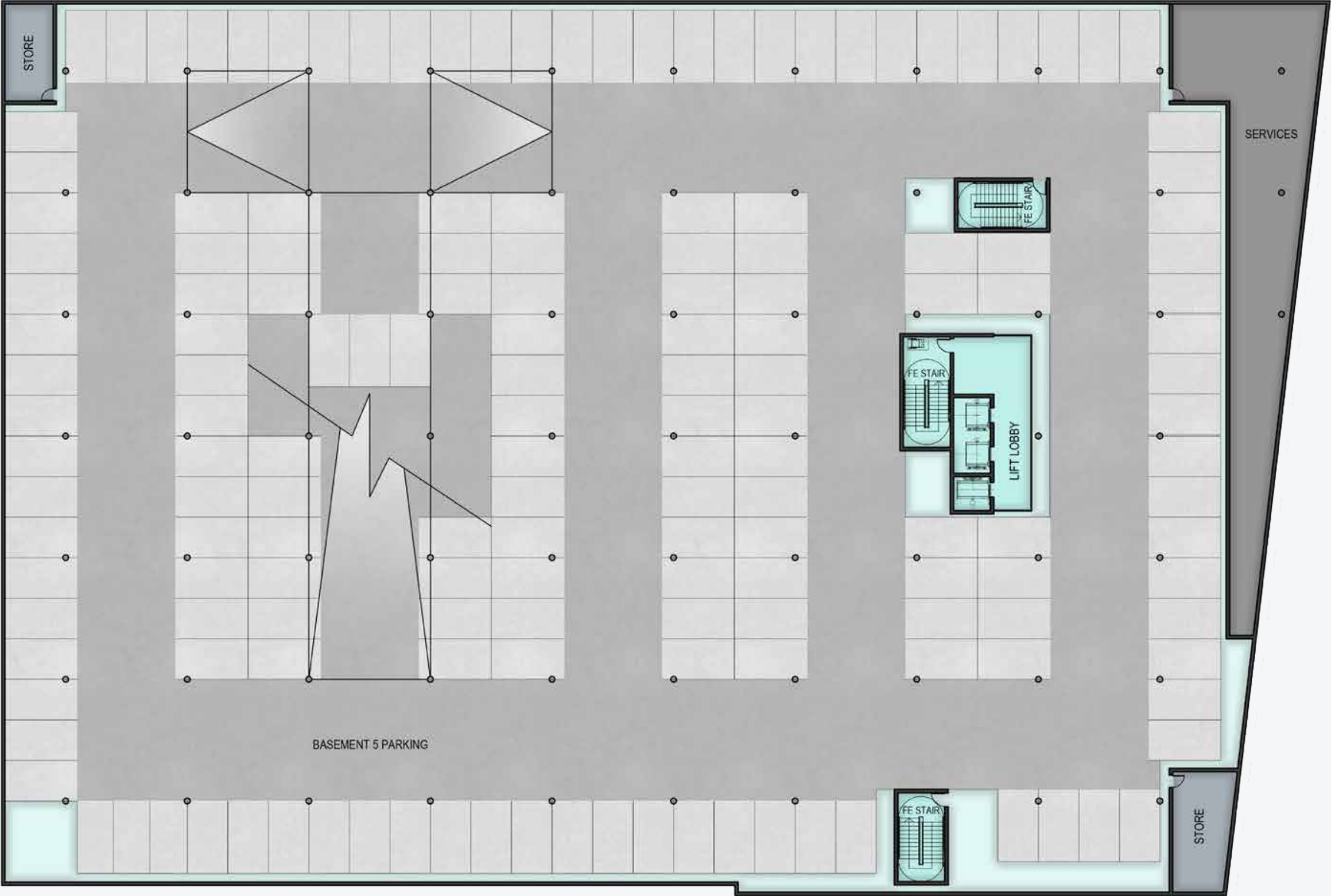
BASEMENT
LEVEL 2



BASEMENT
LEVEL 3 & 4



BASEMENT
LEVEL 5



207 OXFORD
AREA SCHEDULE

	RENTABLE Common & Usable	COMMON	USABLE	TERRACE	STORES & Services	PARKING
Floor 5	1070	171	899	540		
Floor 4	1683	321	1362	55		
Floor 3	1518	156	1362	55		
Floor 2	1518	156	1362	55		
Floor 1	1671	321	1350	55		
Ground	1436	225	1211	226		
B1					370	60
B2	2160		2160		50	106
B3	43	43			280	168
B4	43	43			280	168
B5	43	43			280	177
TOTALS:	11185	1479	9706	986	1260	679

BUILDING HIGHLIGHTS

- Situated in the Oxford Parks Precinct which forms part of the greater Rosebank area, the iconic premier node in Johannesburg
- Premium Grade
- Excellent exposure and signage opportunity on Oxford Road
- Highly accessible access and egress
- Multi modal transport in the Precinct
- Part of a privately managed city Improvement district
- Unique and compelling urban environment
- 400m to the Gautrain and Rosebank offering a high quality lifestyle area and amenities
- Outdoor entertainment areas with vistas across Joburg's urban forest
- Minimum of 5 star Green Star Designed Building



CURRENT TENANTS



6 Parks Blvd / Feb 2020
IHS Towers, Arup, Sony
Music Group and JLL



5 Parks Blvd / Sep 2023
Boston Consulting Group, PPC,
Edelman, Heidrick and Struggles,
Resilea and Skin Renewal



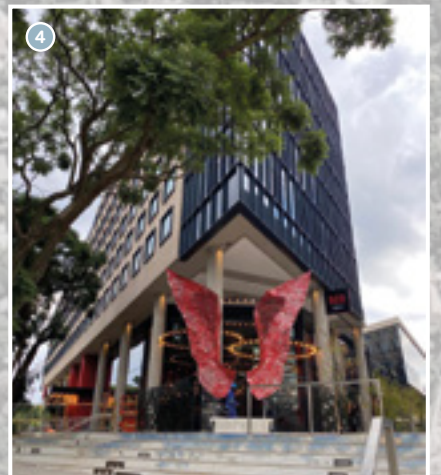
199 Oxford / Dec 2018
BPSA, Allied Gold, Intaprop
and Credo



WDB House / Jul 2019
WDB Investments



7 Parks Blvd / Mar 2022
Anglo American GSS



4 Parks Blvd / Aug 2021
Radisson RED



203 Oxford / Jan 2021
Life Healthcare



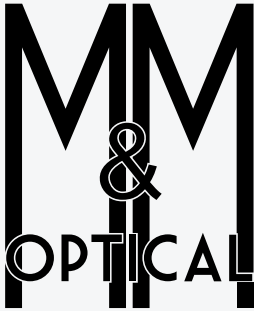
8 Parks Blvd / Oct 2020
Metier, G+D Currency, Instinctif Partners,
Anglo American LWD, Zurich and JLL

207
OXFORD

COMMERCIAL
TENANTS

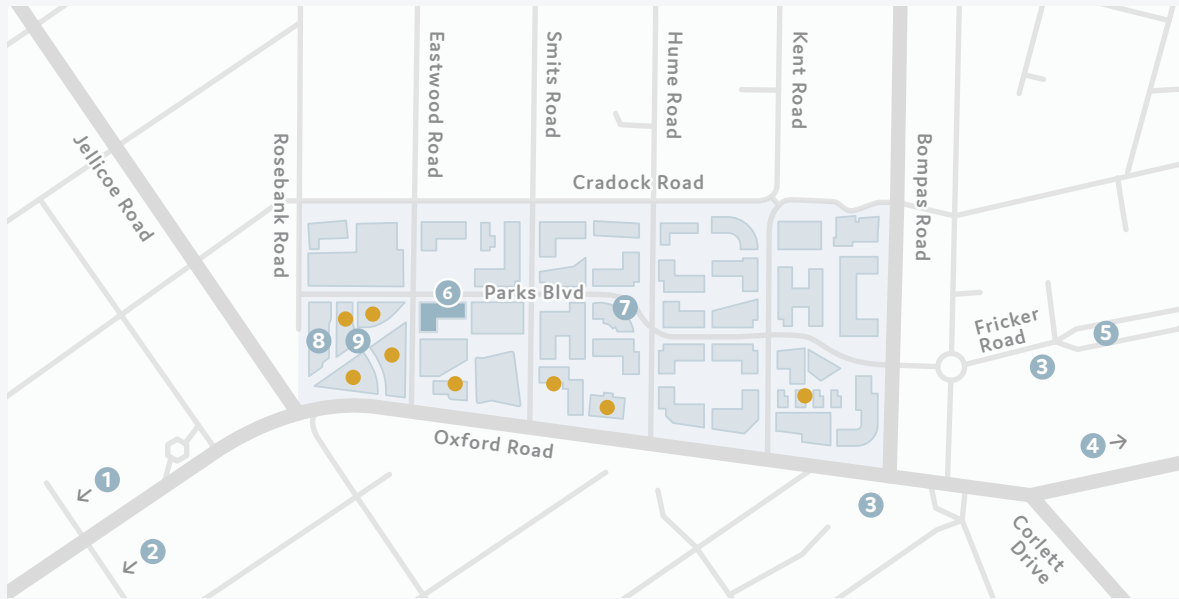


RETAIL
TENANTS





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:

- 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
- 9

High-street Bespoke Restaurants and Services:
- Shortmarket Club (French Bistro)
- Doubleshot (Bespoke Coffee Shop and Roaster)
- The Pot Luck Club (French Bistro)
- Ethos (Mediterranean Dining)
- BGR (Burger Restaurant)
- Joy Jozi (Family Restaurant)
- 011 Rosebank (Gastro Pub)
- Mare & Morrow (Optometrist)
- Zed Menswear (Custom Fitted Suits)
- Levingers (Dry Cleaning & Shoe Repairs)
- Qbar by Quoin Rock (Wine & Tapas Lounge)
- Qsushi by Quoin Rock (Sushi Bar)
- Africa Padel (Padel Courts)
- Commercial Offices

OXFORD PARKS

IMMEDIATE AMENITIES

- Hotel
- Conferencing and meeting facilities
- Restaurants, coffee shop, services
- Bespoke event venues
- Park-like environment
- Safe pedestrian movement
- Secure public parking





OXFORD PARKS AMENITIES WITHIN A 1KM RADIUS

- 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 and speciality eateries

CONTACT

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