



3 PARKS BOULEVARD

OXFORD
PARKS



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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**. 3 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

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

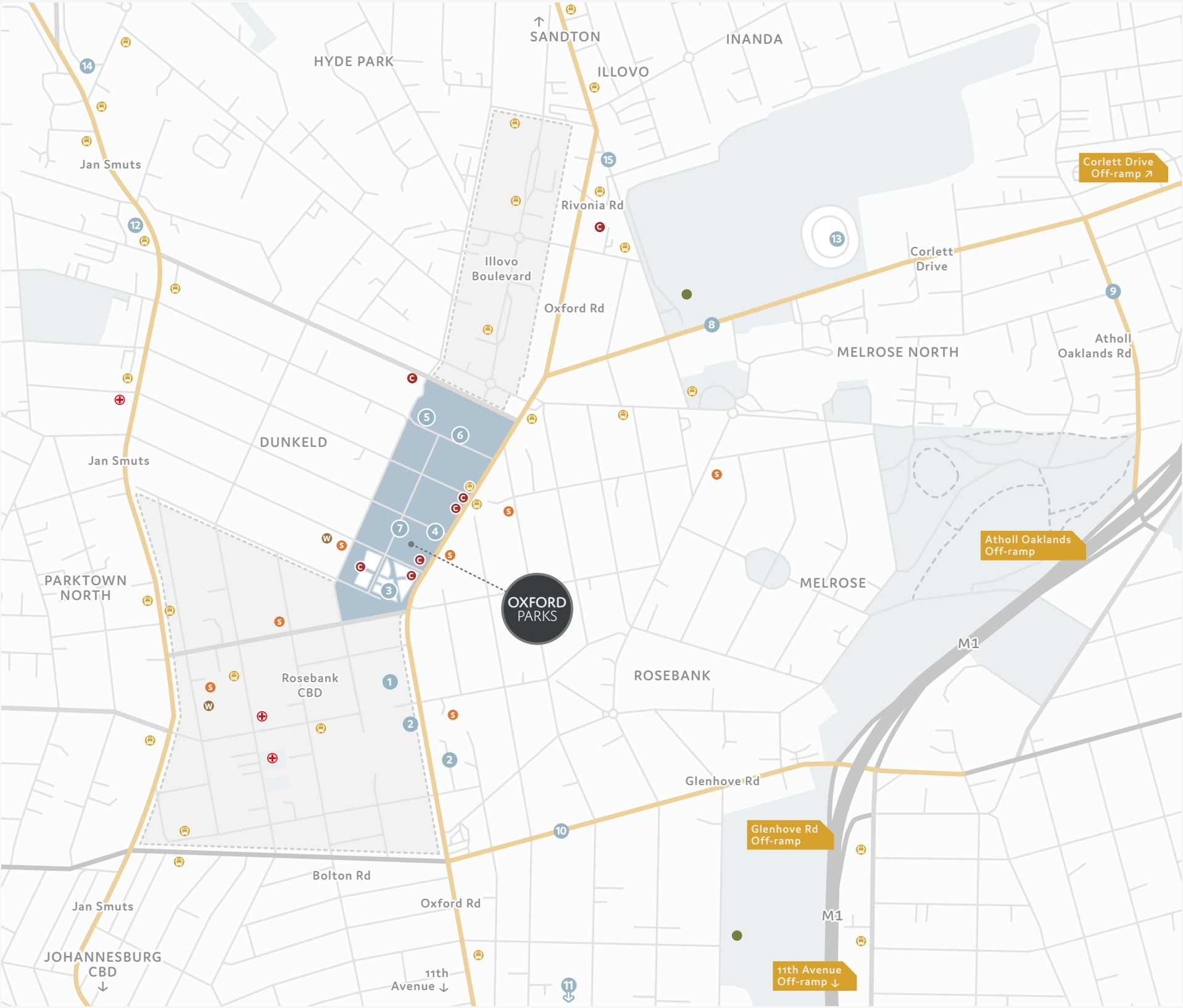
11th Avenue

Dunkeld West Shopping Centre

Wanderers Stadium






Hyde Park Shopping Centre

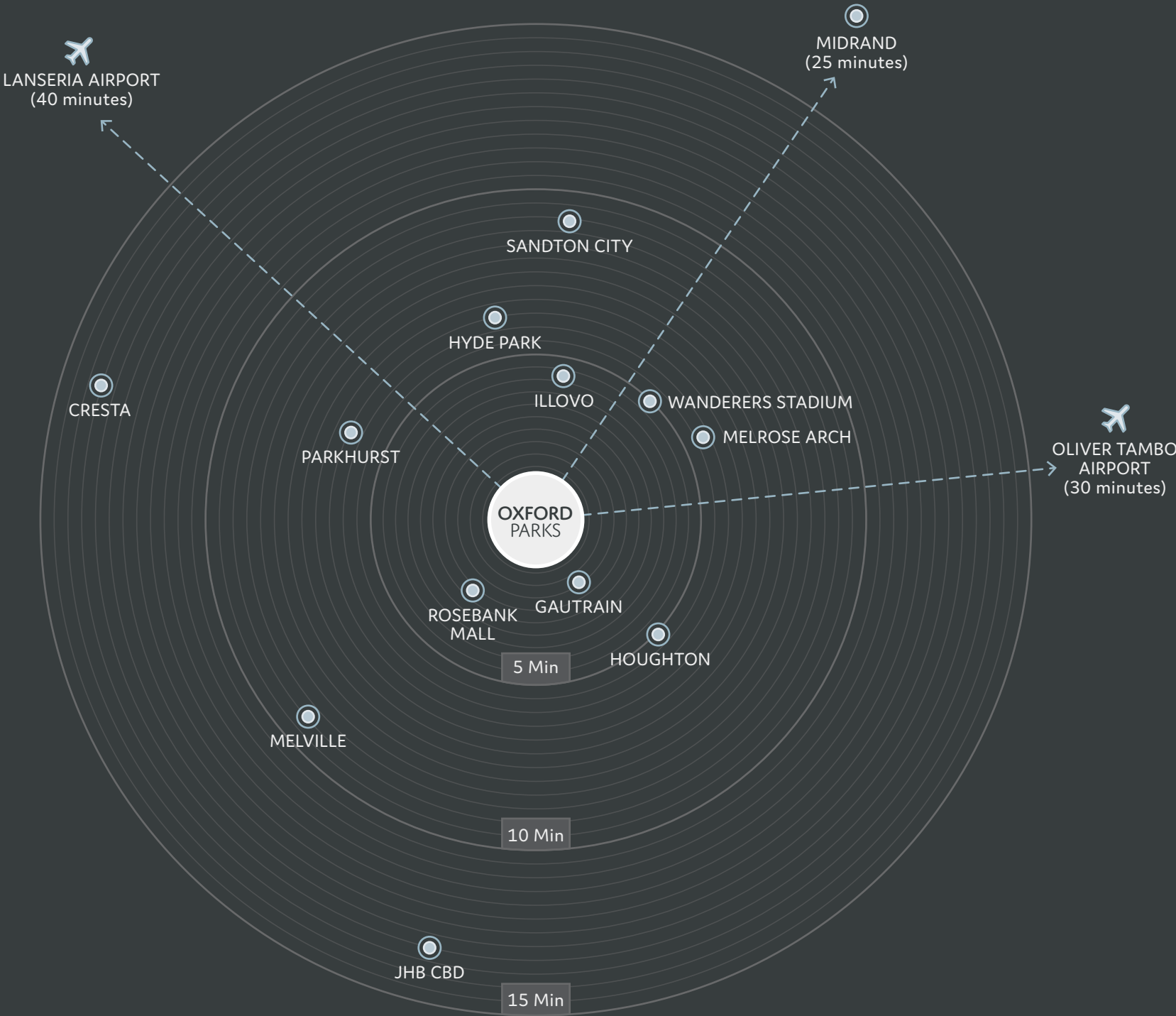
Thrupps Illovo Centre



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.

	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





Anglo American GSS

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

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

3 PARKS
BOULEVARD

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

10 PARKS
BOULEVARD

12 PARKS
BOULEVARD

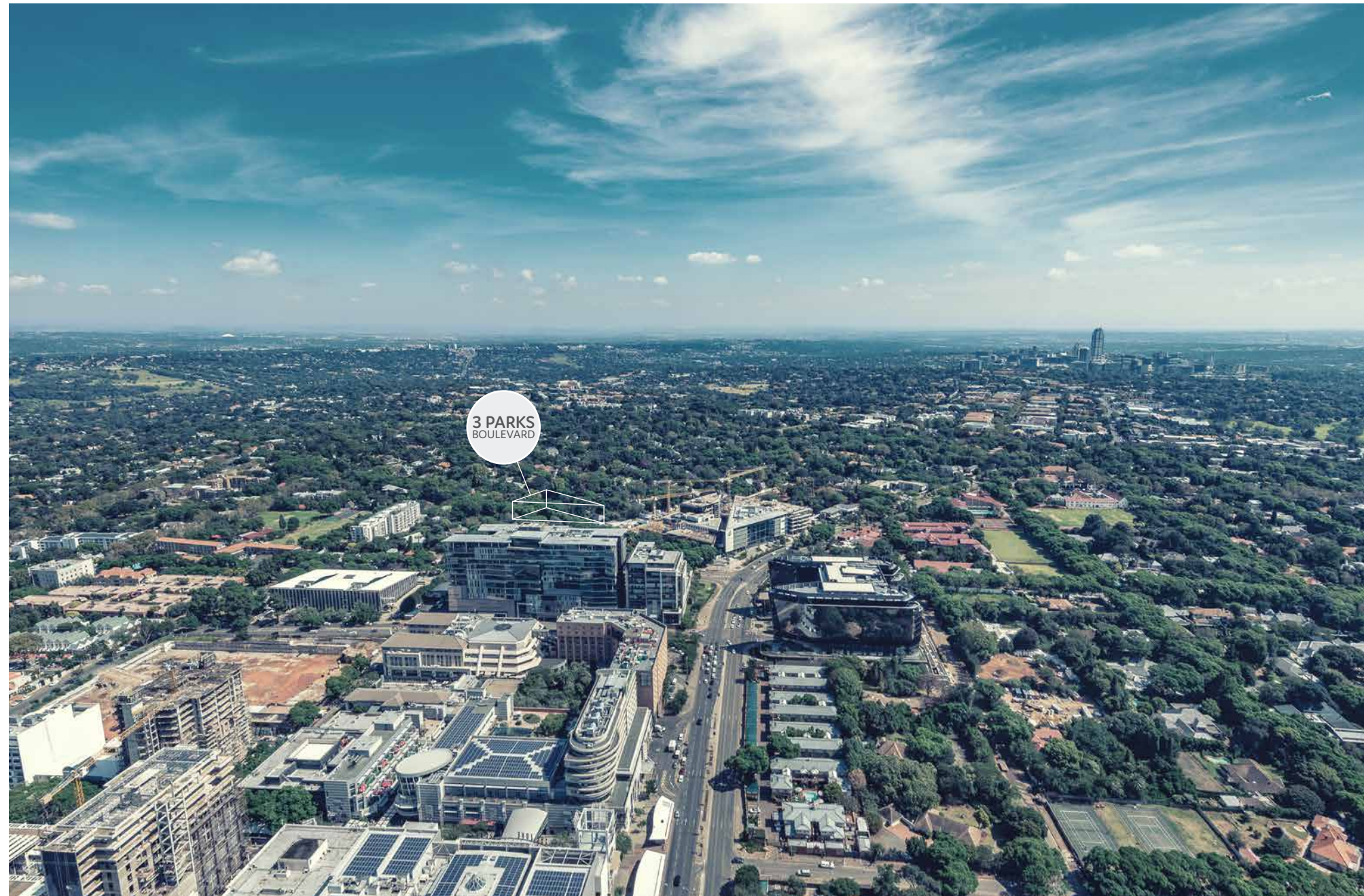
207
OXFORD

55
EASTWOOD

ICH House

THE 3 PARKS BOULEVARD 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.





View from
Parks Boulevard /
Rosebank Road Corner





FLOORPLANS

PARKING LEVEL 3 & 4



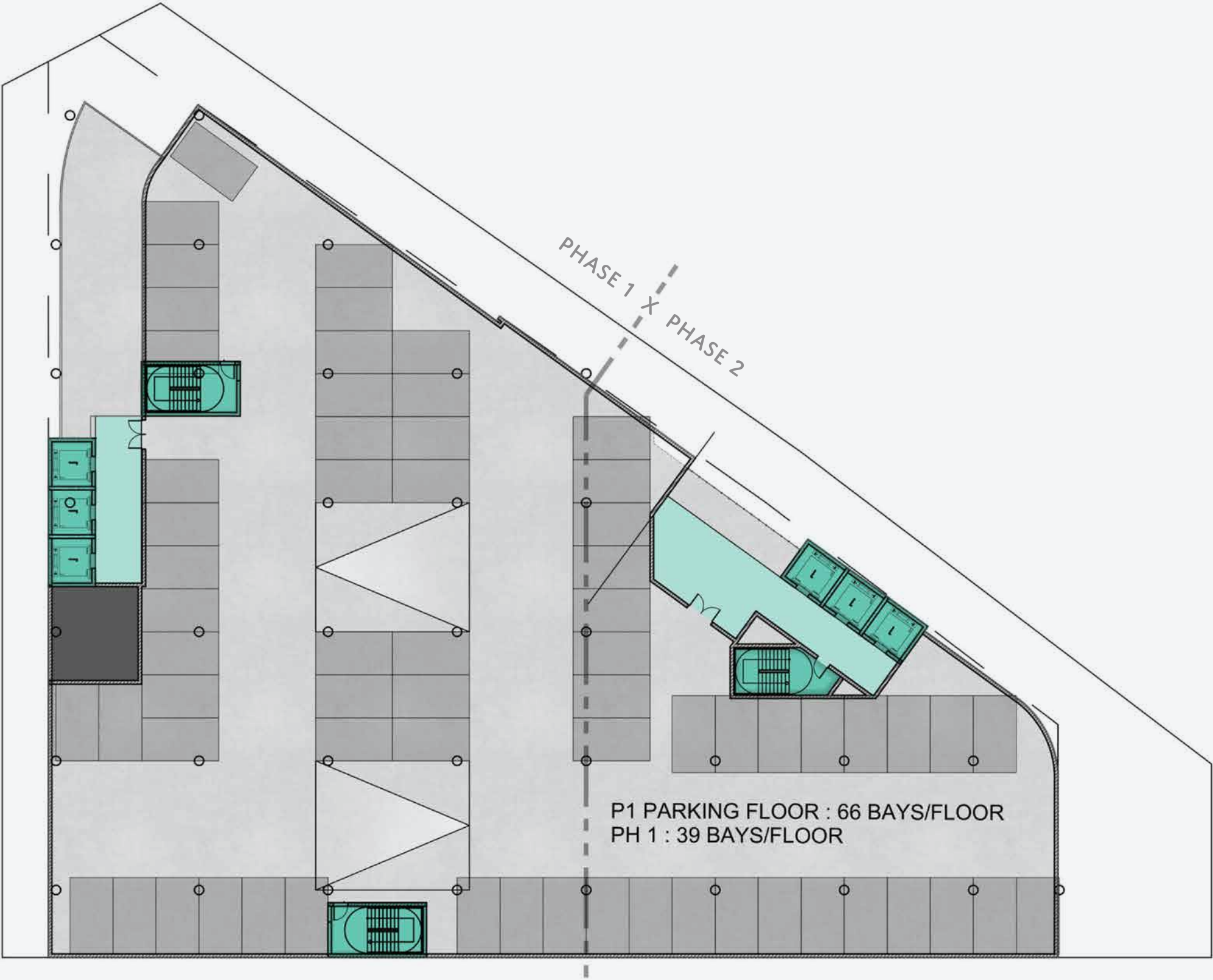
PARKING LEVEL 2



CRADOCK AVENUE



PARKING LEVEL 1



GROUND FLOOR



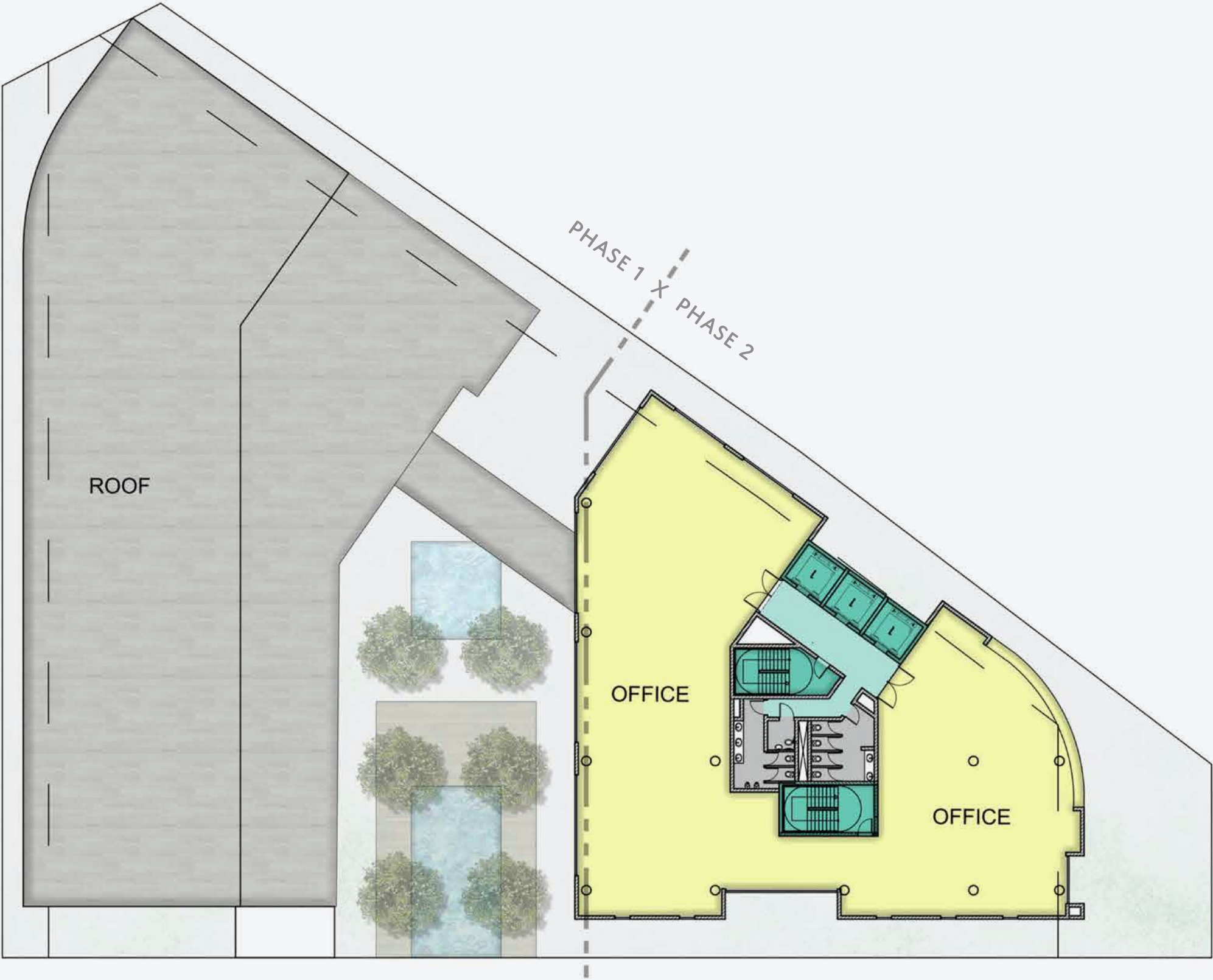
FIRST & SECOND FLOOR



THIRD FLOOR &
ROOFTOP



FOURTH FLOOR



OXFORD PARKS 3 PARKS BOULEVARD
AREA SCHEDULE

Site Area	3200
FAR	2.2
Allowable FAR	7040

	WEST BUILDING (PHASE 1)					EAST BUILDING (PHASE 2)				
	RENTABLE (USABLE + COMMON)	USABLE	COMMON	TERRACES	BAYS	RENTABLE (USABLE + COMMON)	USABLE	COMMON	TERRACES	BAYS
Fourth	0					673	591	82		
Third Roof Top	87		87	1012		706	624	82		
Second	1093	1006	87	19		706	624	82		
First	1093	1006	87	19		706	624	82		
Ground	1093	1006	87	19		706	624	82		
P1	32		33		39	24		24		27
P2	134		134		31	91		91		27
P3	32		32		50	24		24		35
P4	32		32		50	24		24		35
TOTALS	3596	3018	579	1069	170	3660	3087	573	0	124
TOTAL RENTABLE						7256				
TOTAL PARKING						294.0				
PARKING RATIO						4.1				

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
- 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
- Targeting 6 Star Green Star Designed Building
- Targeting Carbon Net Zero
- Back-up power including a PV system
- Back-up water



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

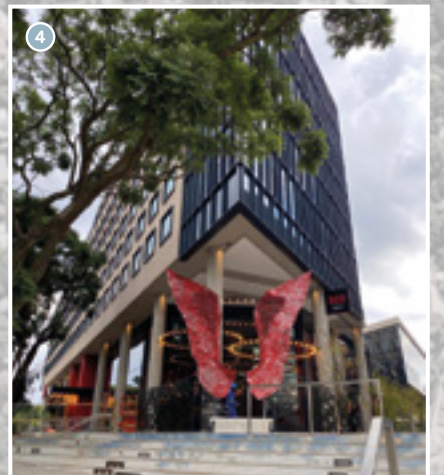
3 PARKS
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WDB House / Jul 2019
WDB Investments



7 Parks Blvd / Mar 2022
Anglo American GSS



4 Parks Blvd / Aug 2021
Radisson RED



203 Oxford / Jan 2021
Life Healthcare

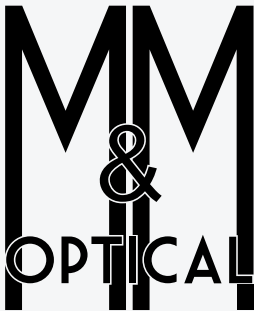


8 Parks Blvd / Oct 2020
Metier, G+D Currency, Instinctif Partners,
Anglo American LWD, Zurich and JLL

COMMERCIAL
TENANTS

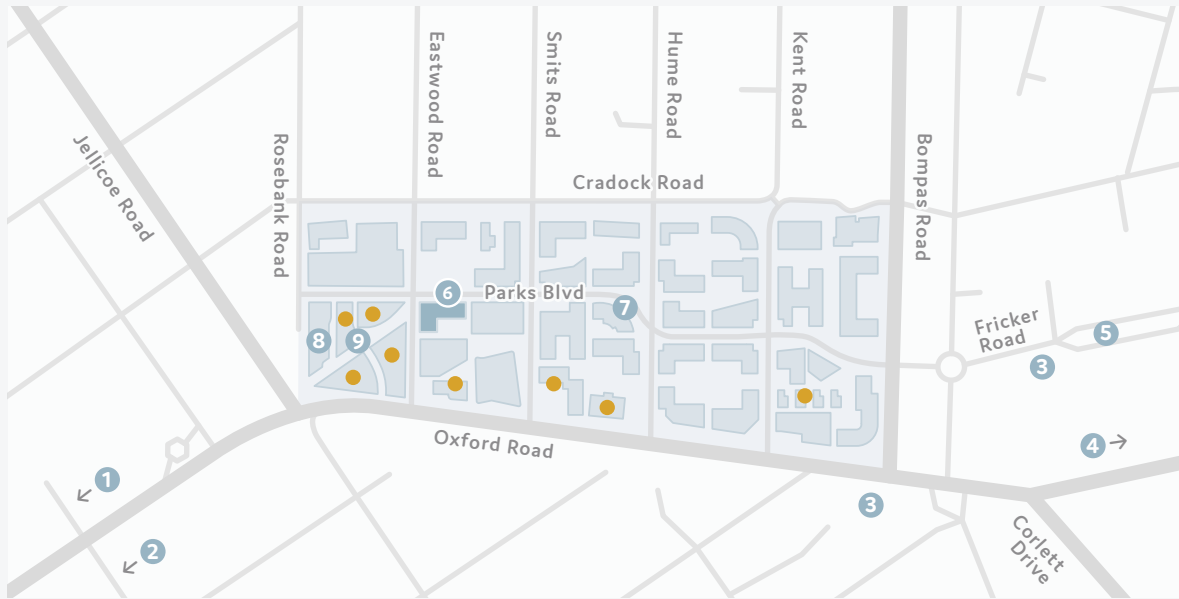


RETAIL
TENANTS





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:

- | | | |
|--|--|---|
| <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) • The Pot Luck Club (French Bistro) • Ethos (Mediterranean Dining) • BGR (Burger Restaurant) • Joy Jozi (Family Restaurant) • 011 Rosebank (Gastro Pub) | <ul style="list-style-type: none"> • 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

3 PARKS BOULEVARD

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