

An architectural rendering of a modern, multi-story building. The building features large glass windows on the upper floors, revealing interior spaces with desks and chairs. The lower floors have a more solid facade with vertical wooden slats. The building is set against a cloudy sky. In the foreground, there is a street with a red car, some greenery, and a few people walking. The text "5 PARKS BOULEVARD" is overlaid in the center, and a black pentagon with the text "OXFORD PARKS" is in the lower right.

5 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**. 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


 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

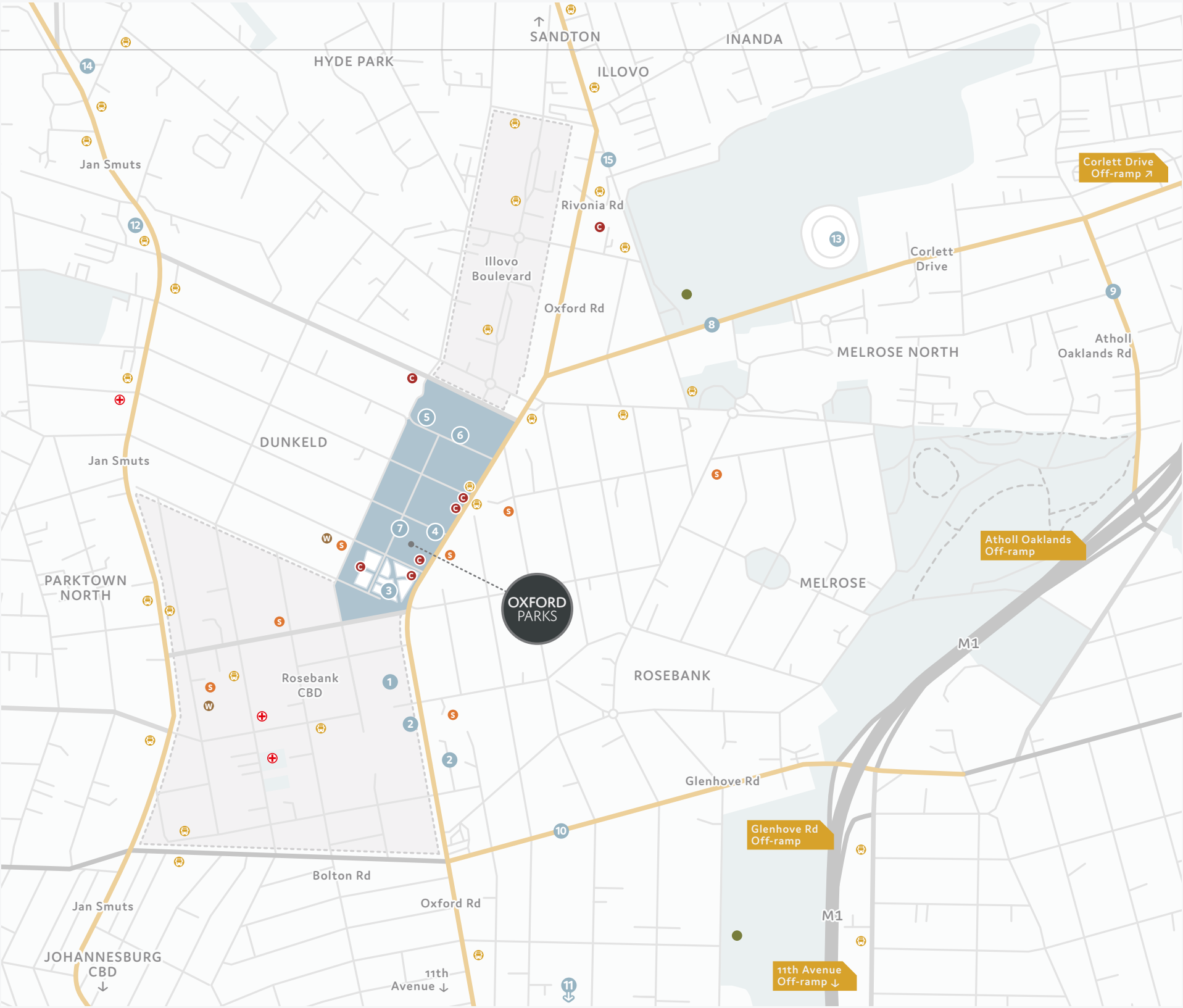
 11th Avenue

 Dunkeld West Shopping Centre

 Wanderers Stadium

 Hyde Park Shopping Centre






 Thrupps Illovo Centre

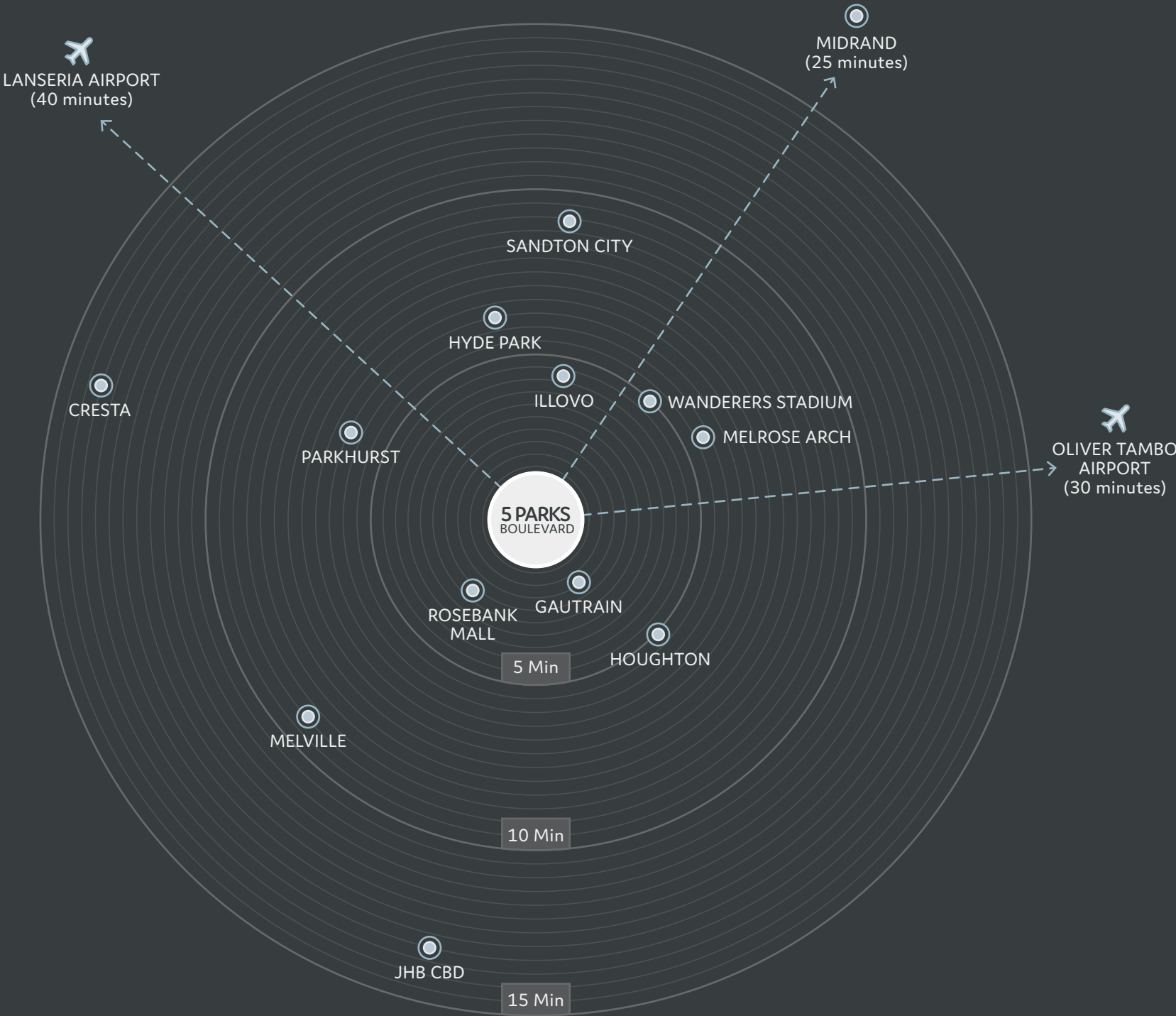


WELL CONNECTED

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.

5 Parks Boulevard 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 5 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.

5 PARKS
BOULEVARD

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

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

Radisson RED Hotel

BPSA, Allied Gold, Credo Wealth
and Intaprop

Life Healthcare

International
Commodities
Holdings

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

Anglo American GSS

Proposed Commercial Offices

Proposed Hotel /
Long Stay Apartments

Proposed Commercial Office

Proposed Commercial Offices

View from
Parks Boulevard /
Rosebank Road Corner

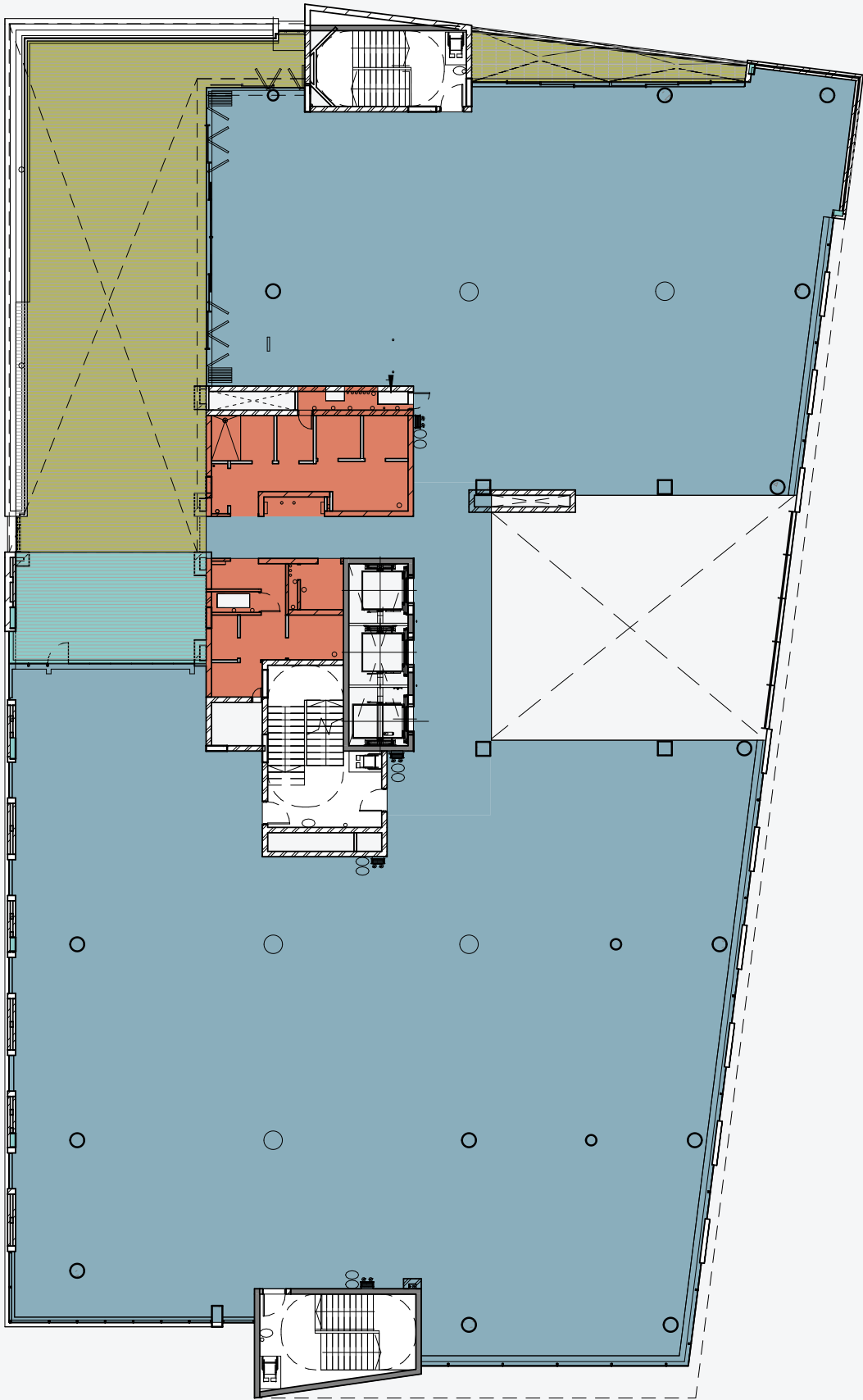






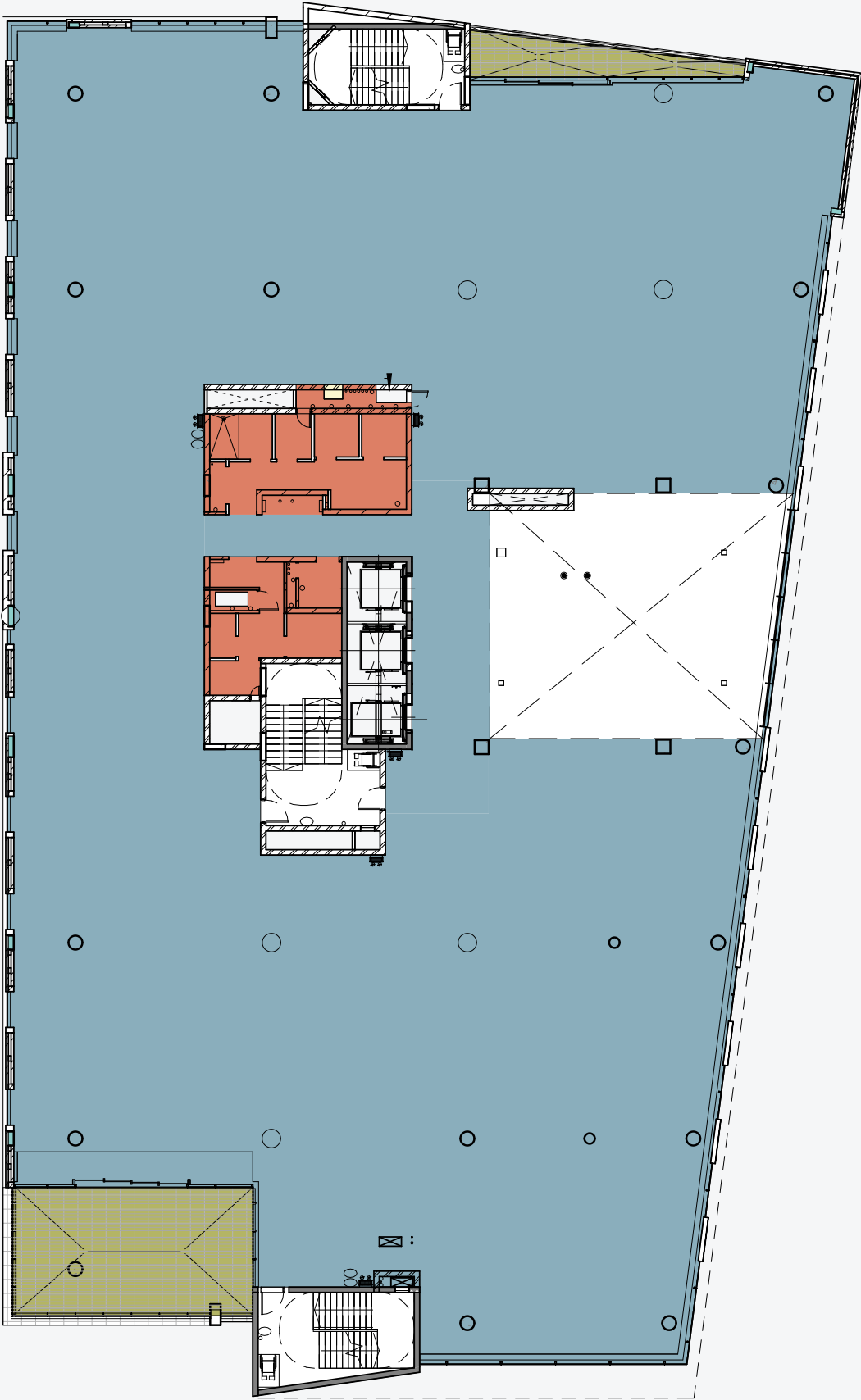
FLOORPLANS

OFFICE LEVEL 4



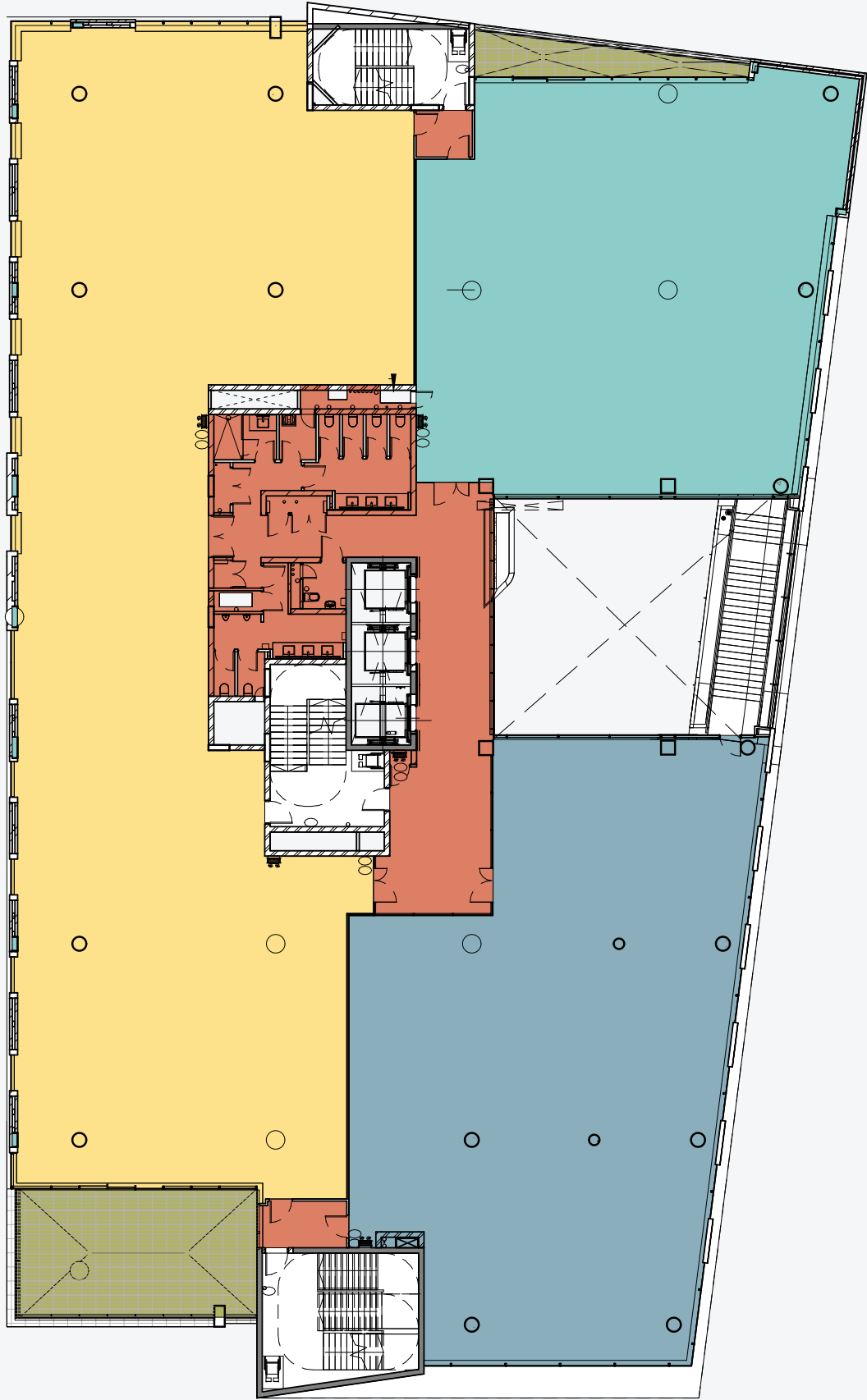
FLOORPLANS

OFFICE LEVEL 3



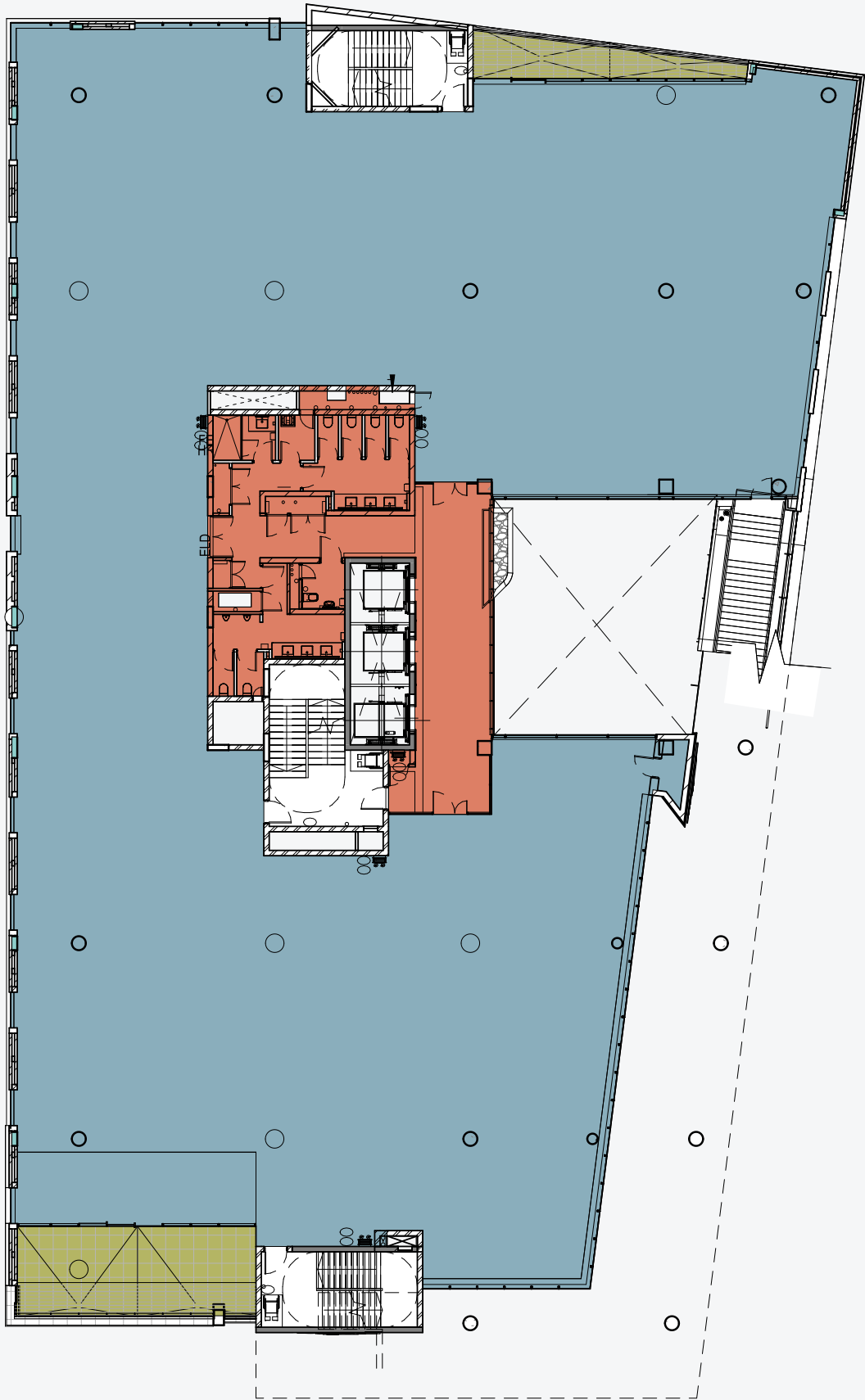
FLOORPLANS

OFFICE LEVEL 2



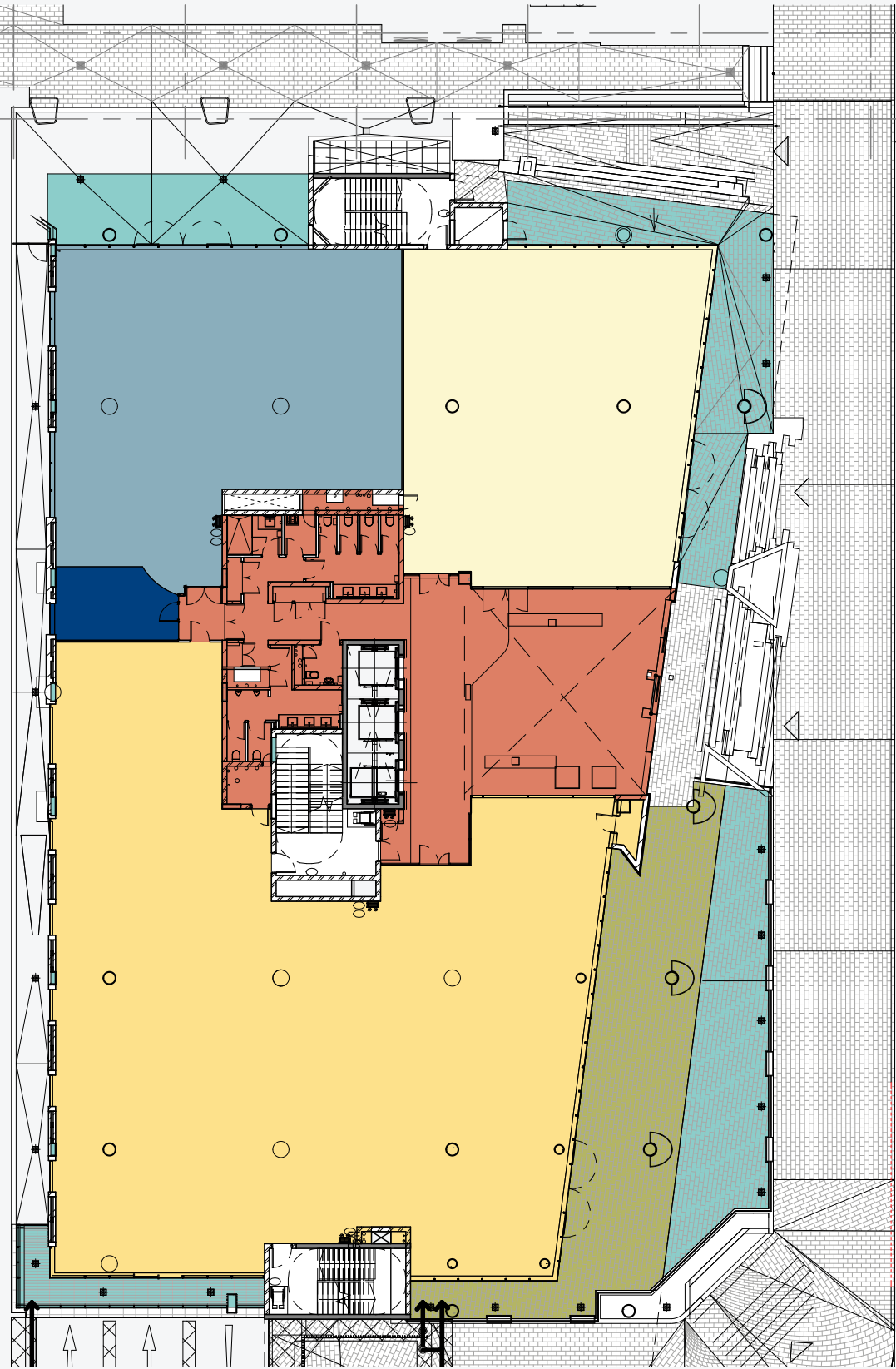
FLOORPLANS

OFFICE LEVEL 1

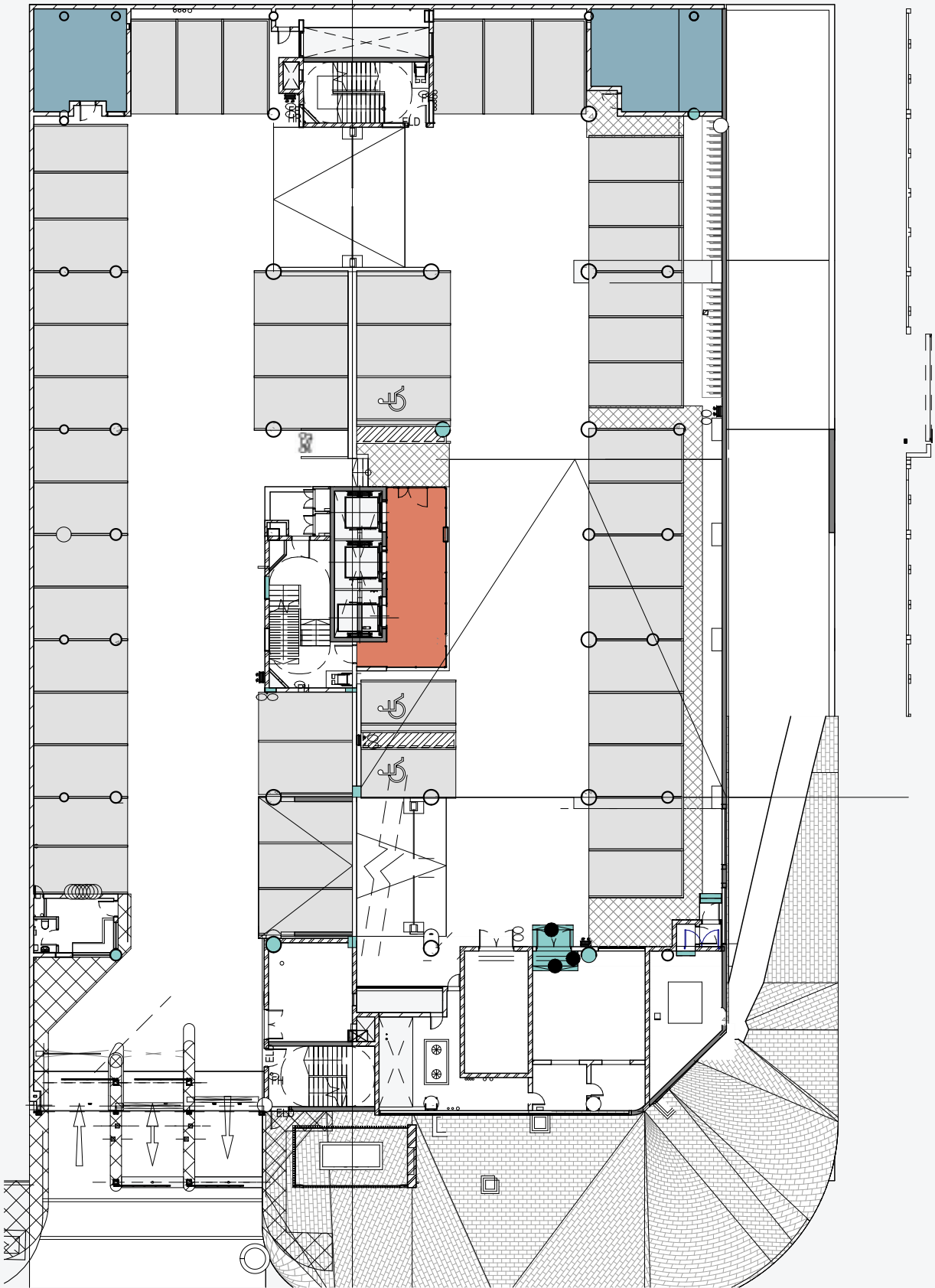


FLOORPLANS

GROUND FLOOR

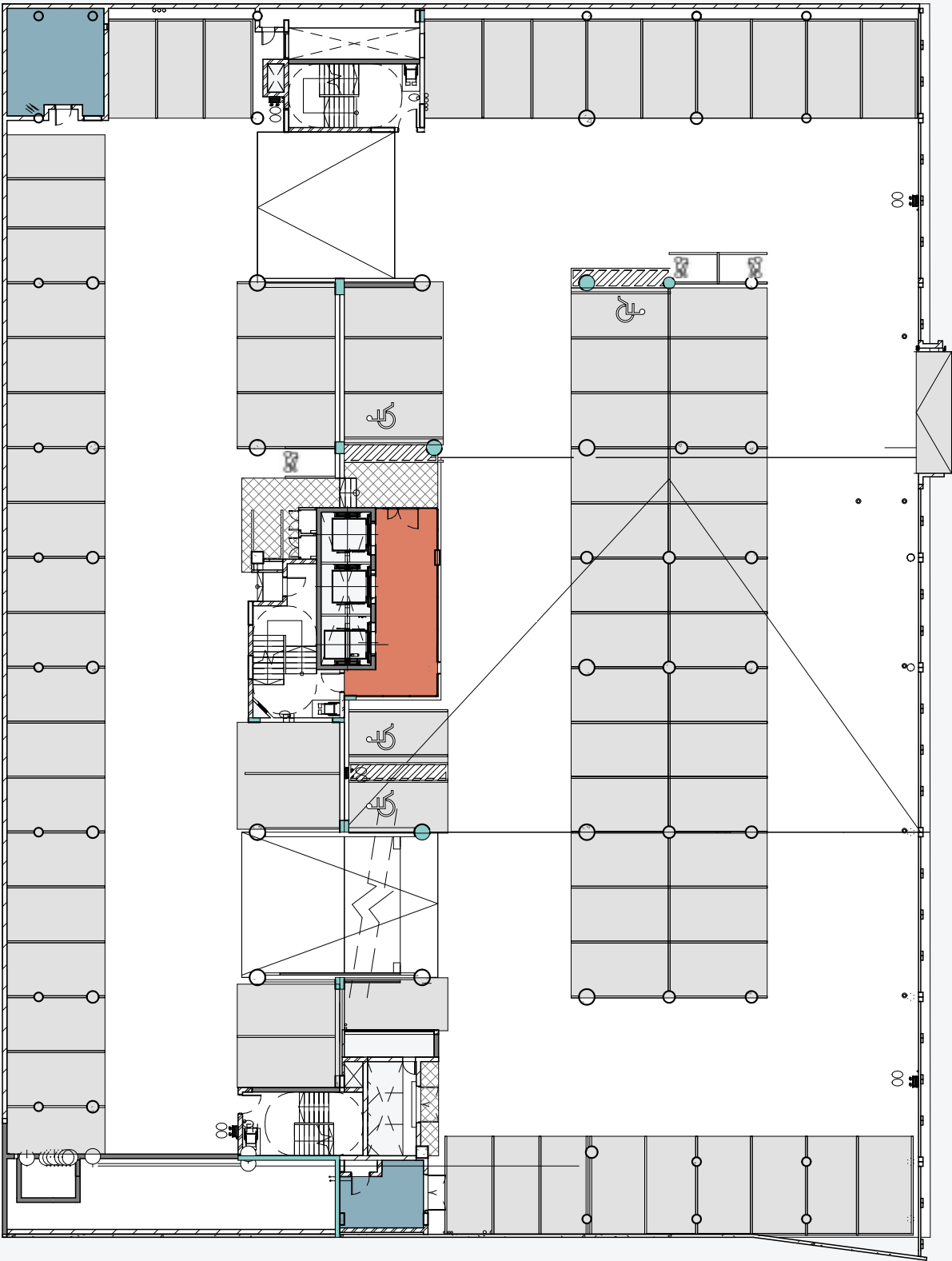


FLOORPLANS
BASEMENT 1



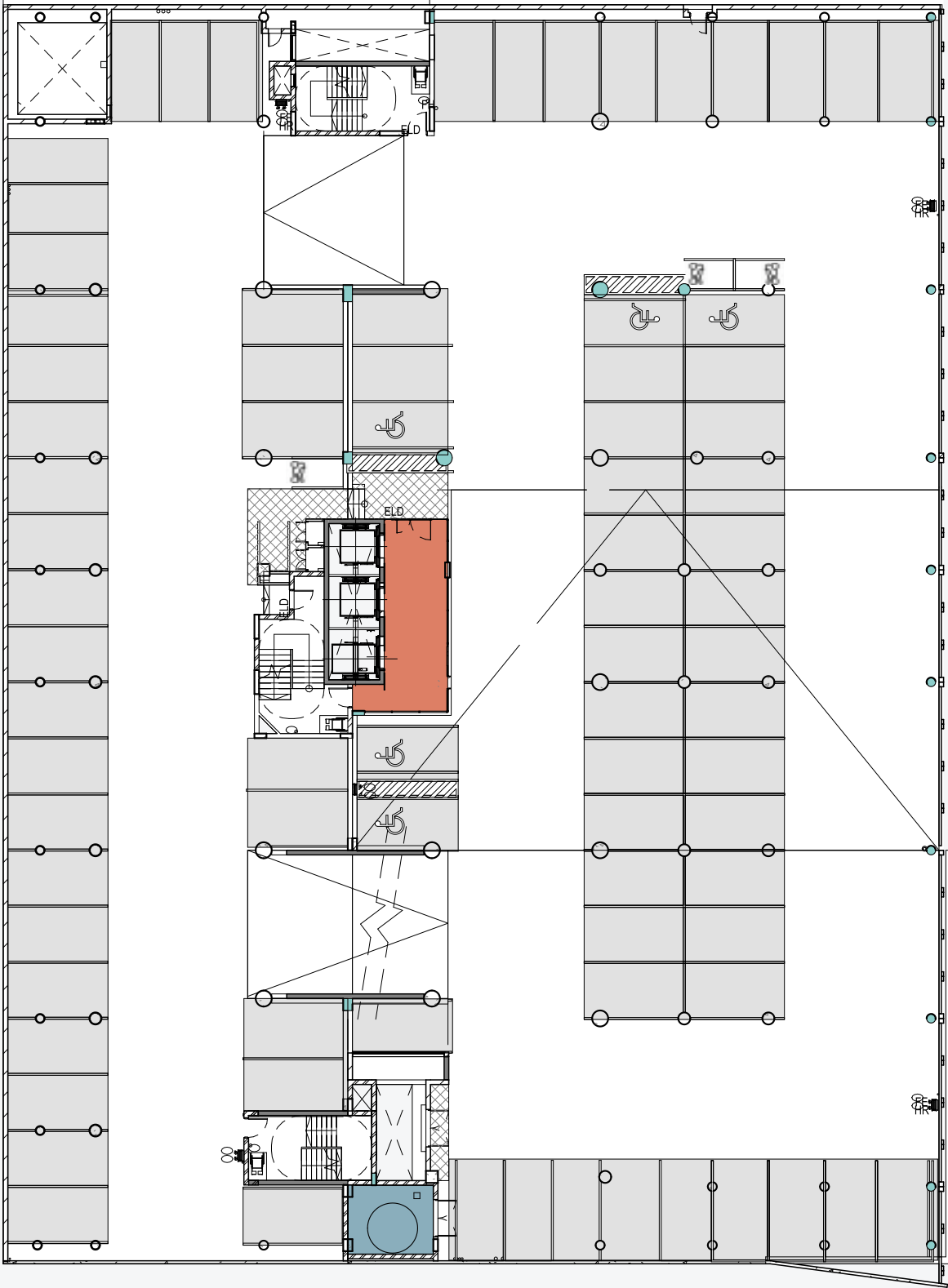
FLOORPLANS

BASEMENT 2



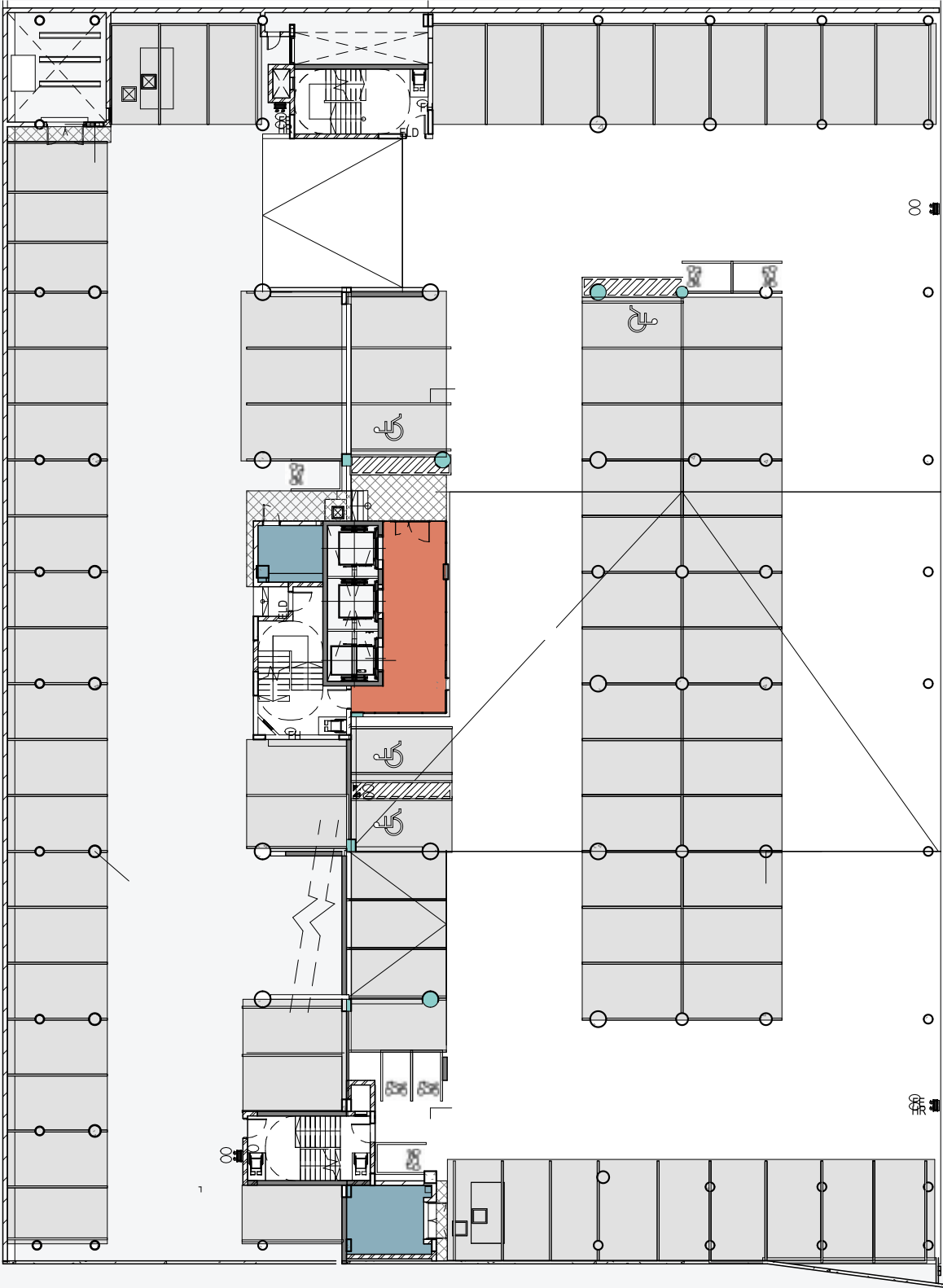
FLOORPLANS

BASEMENT 3



FLOORPLANS

BASEMENT 4



BUILDING HIGHLIGHTS

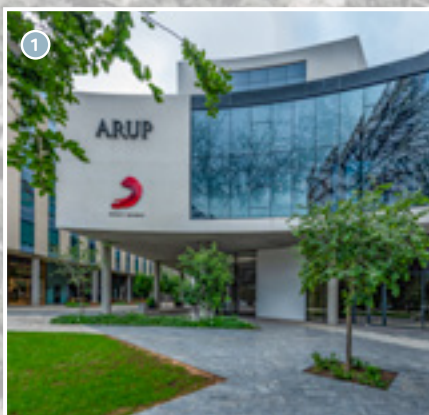
- Situated in the Oxford Parks Precinct which forms part of the greater Rosebank area, the iconic premier node in Johannesburg
- Premium Grade
- Excellent exposure and signage opportunity
- Highly accessible access and egress
- Multi modal transport in the Precinct
- Part of a privately managed city 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



5 PARKS BOULEVARD
AREA SCHEDULE

FLOORS	OFFICE GROSS LETTABLE AREA	COMMON AREA	USABLE AREA	TERRACE AREA
Floor 4	1321	1249	72	240
Floor 3	1628	1556	72	72
Floor 2	1494	1322	172	72
Floor 1	1364	1226	138	57
Ground Floor	1371	1129	242	356
Basement 1	33			
Basement 2	33			
Basement 3	33			
Basement 4	33			
TOTALS	7310	6482	696	797

CURRENT TENANTS



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



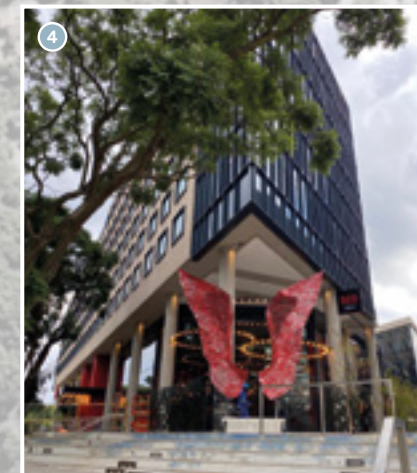
5 Parks Blvd / Sep 2023
Boston Consulting Group, PPC,
Edelman, Heidrick and Struggles,
Resilea and Skin Renewal



WDB House / Jul 2019
WDB Investments



7 Parks Blvd / Mar 2022
Anglo American GSS



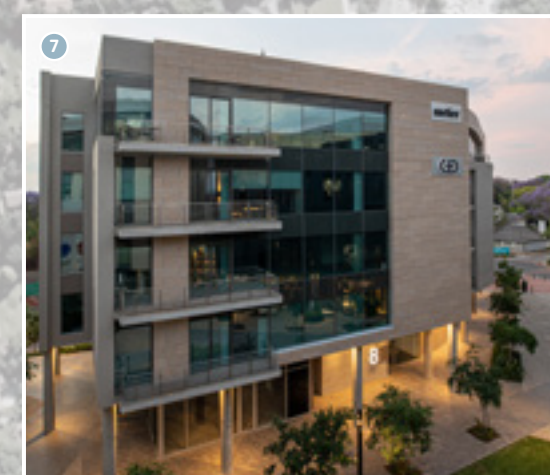
4 Parks Blvd / Aug 2021
Radisson RED



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



203 Oxford / Jan 2021
Life Healthcare



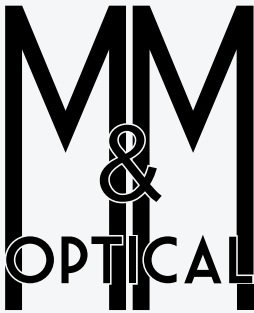
8 Parks Blvd / Oct 2020
Metier, G+D Currency, Instinctif Partners,
Anglo American LWD, Zurich and JLL

5 PARKS
BOULEVARD

COMMERCIAL
TENANTS

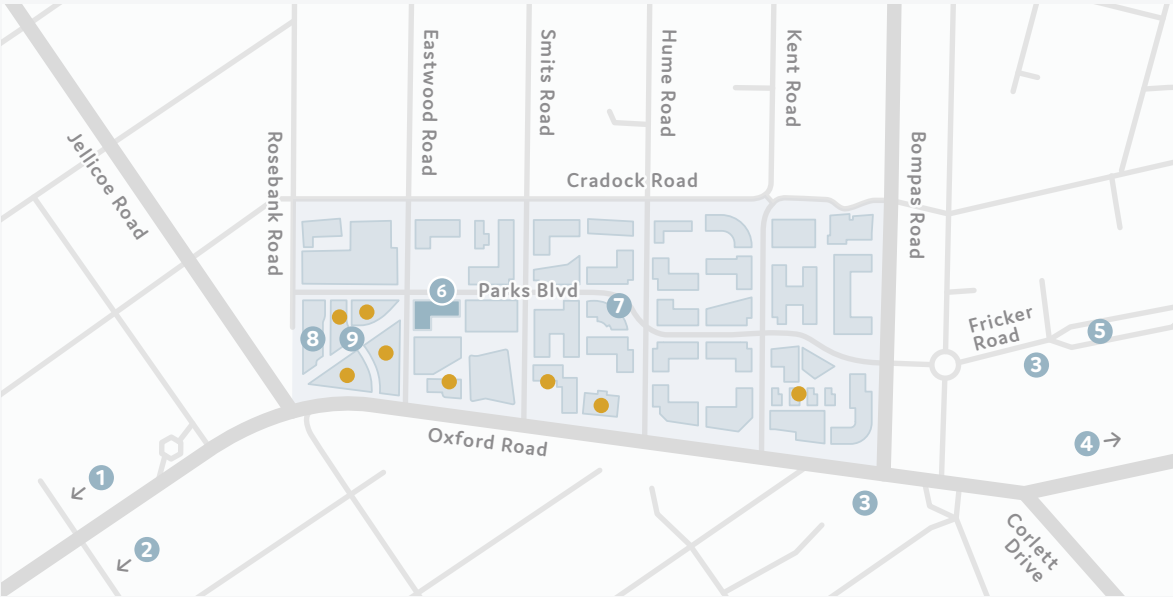


RETAIL
TENANTS





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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