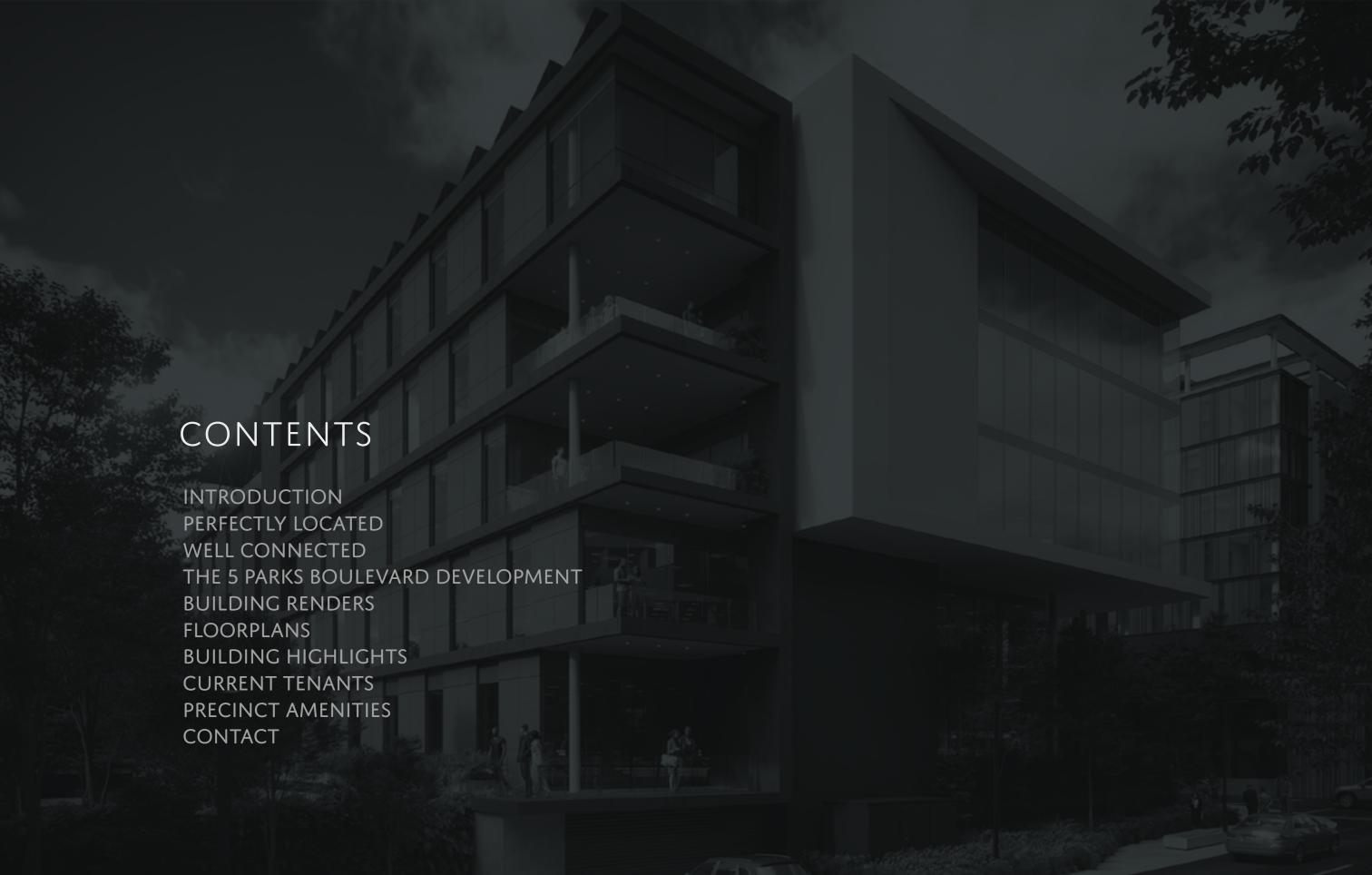
5 PARKS BOULEVARD

OXFORD PARKS



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



Schools

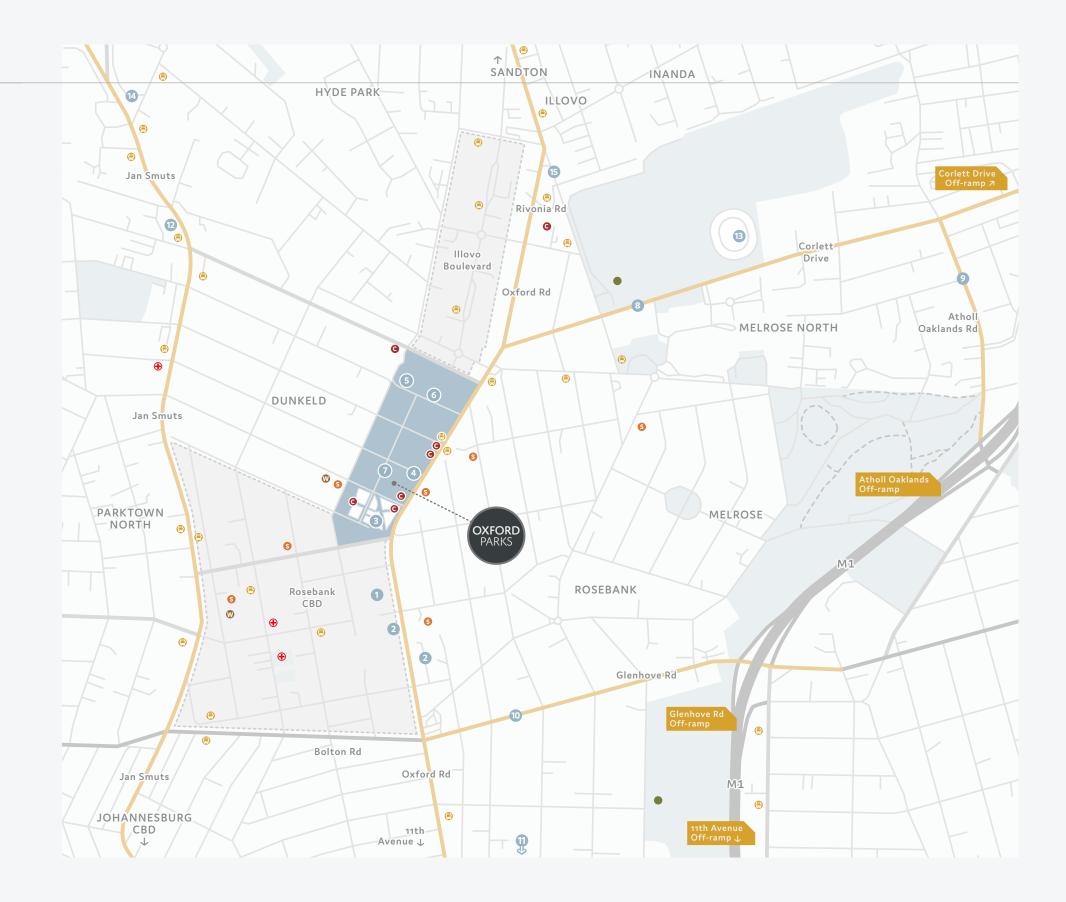
- Illovo Boulevard & Green Belts Rosebank CBD

 - Hospitals
- Rosebank Retail
- 2 Rosebank Gautrain station

Commercial Offices

- 3 Radisson RED
- 4 Planned Commercial HQ
- 5 The Village
- 6 Villoresi Office Park
- 7 Planned express grocery store
- 8 Corlett Drive

- Golf Courses
- Places of Worship
- 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



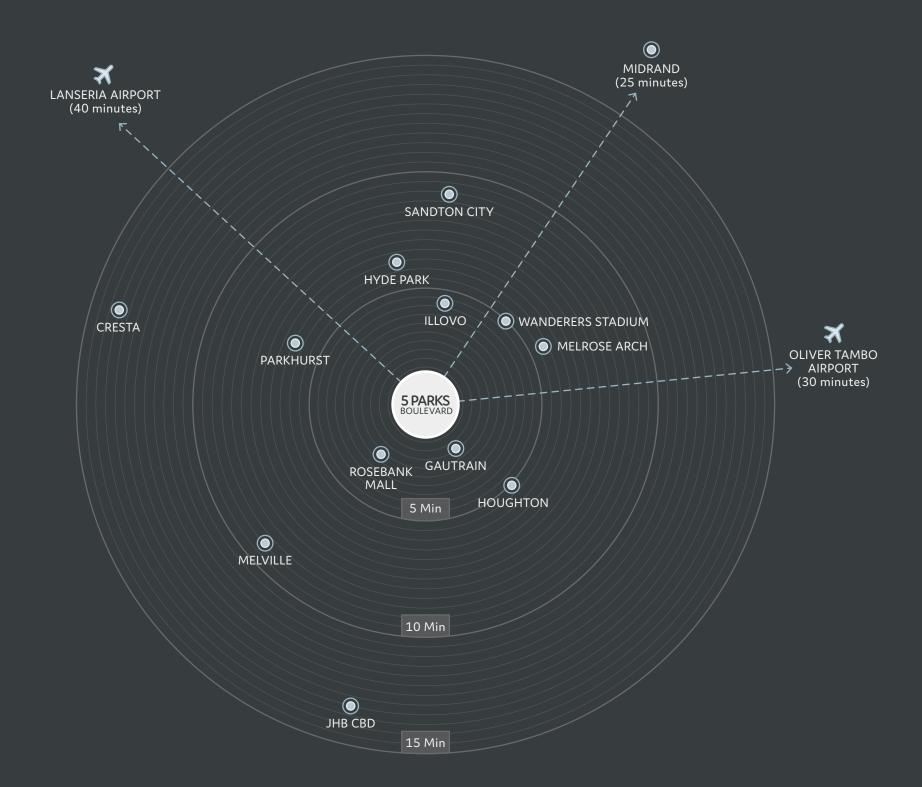


WELL CONNECTED

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.

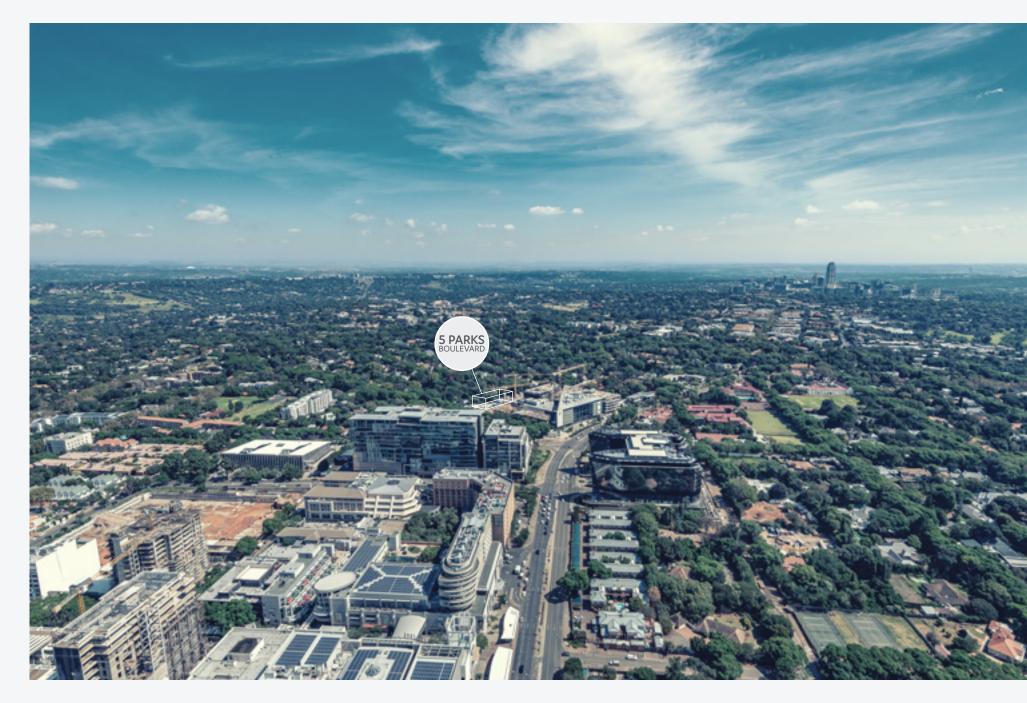
5 Parks Boulevard is conveniently situated within this connective focal area. Close to core business, leisure and transport hubs in Johannesburg.

•	GAUTRAIN STATION This station links Rosebank and surrounds to Soweto, Pretoria and OR Tambo	5 Minutes
O	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	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.



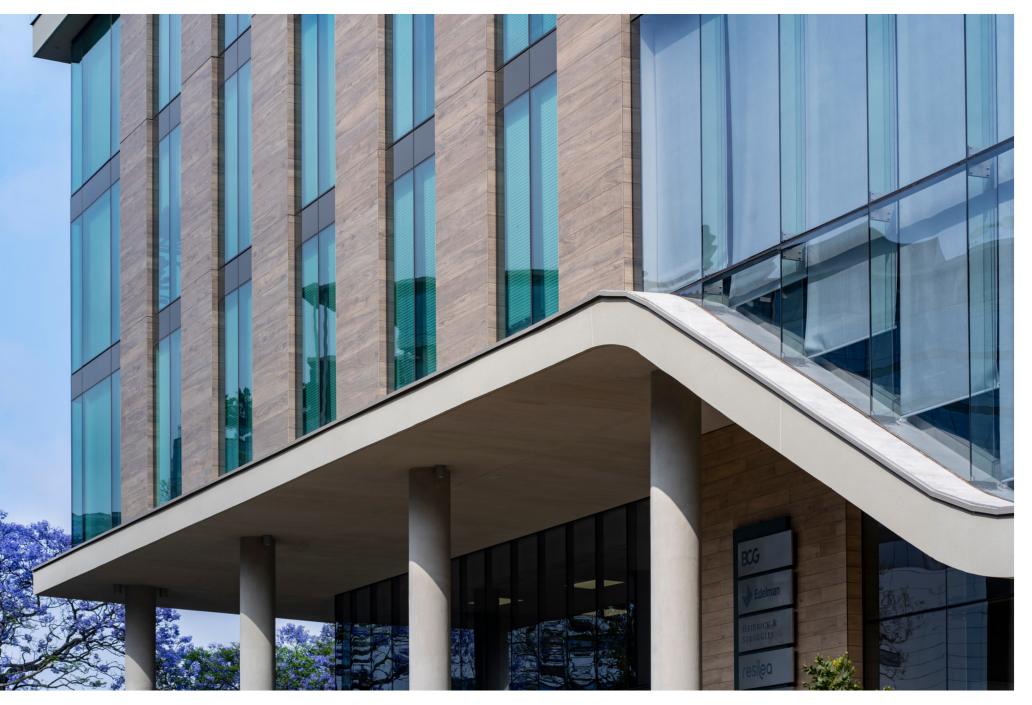






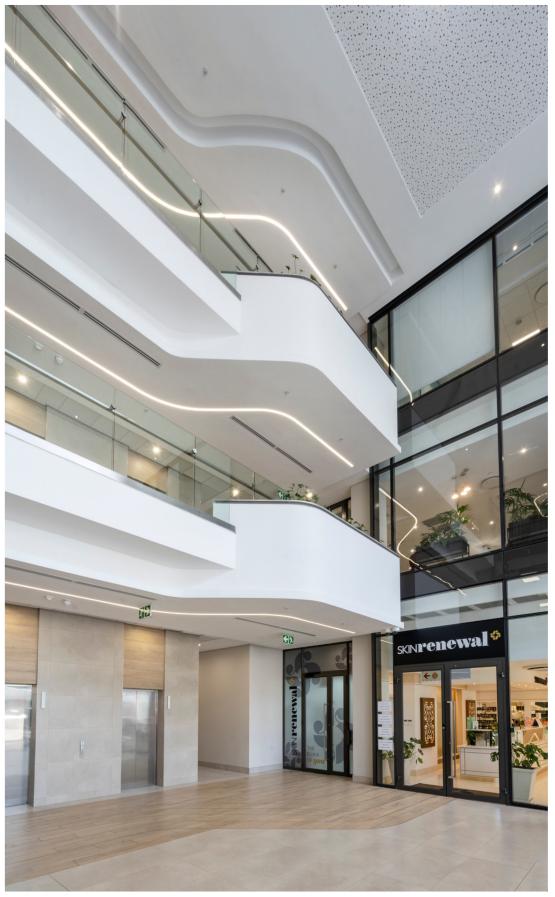




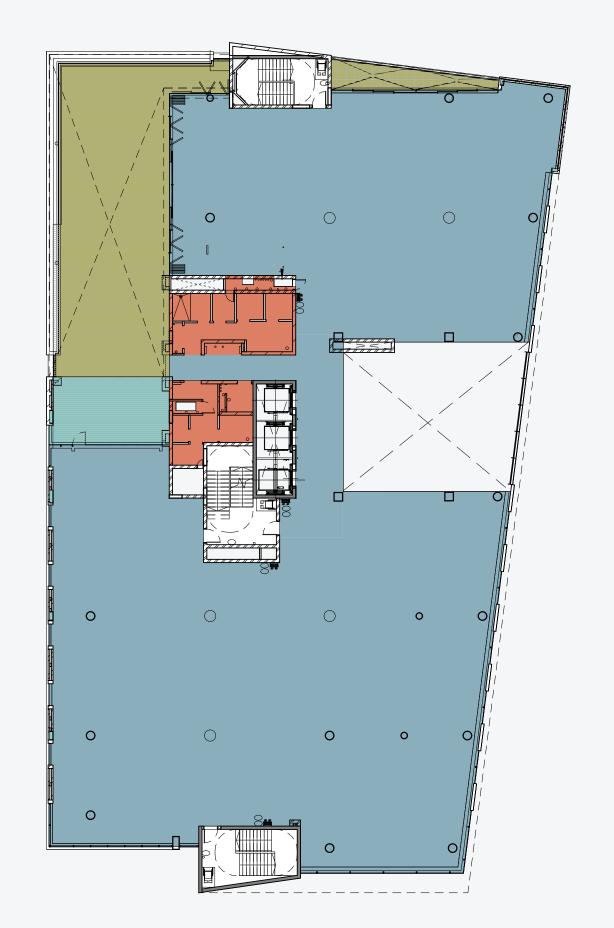






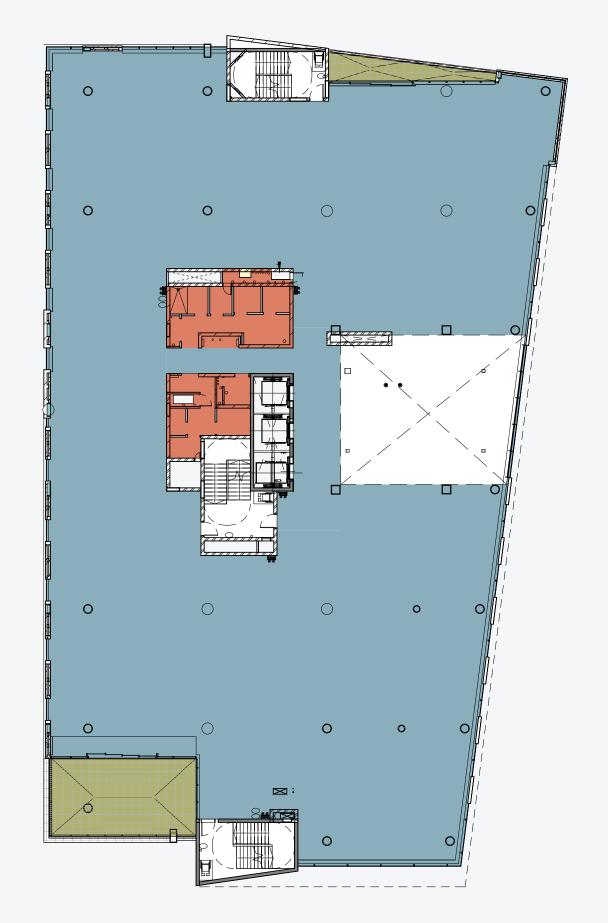


OFFICE LEVEL 4



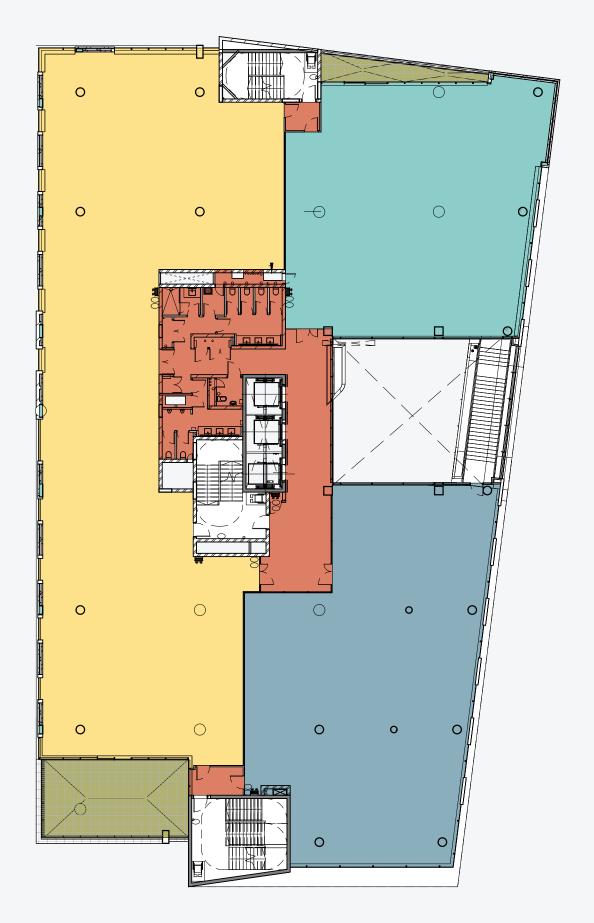


OFFICE LEVEL 3



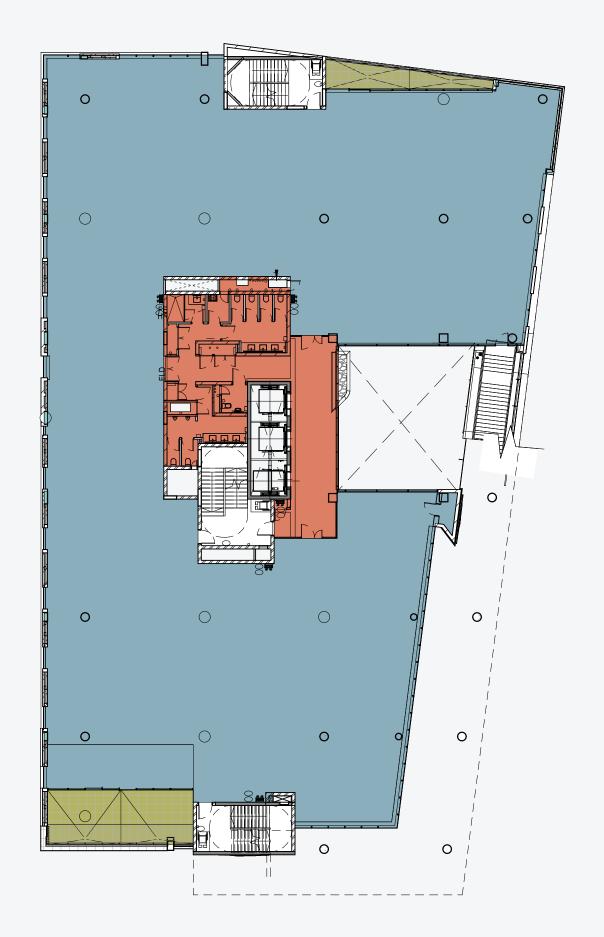


FLOORPLANS OFFICE LEVEL 2



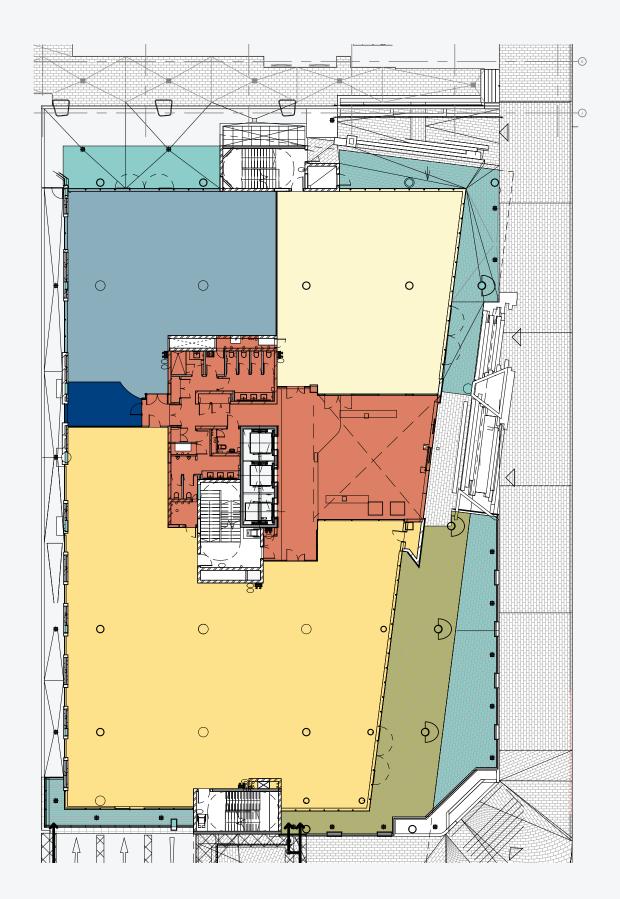


FLOORPLANS OFFICE LEVEL 1

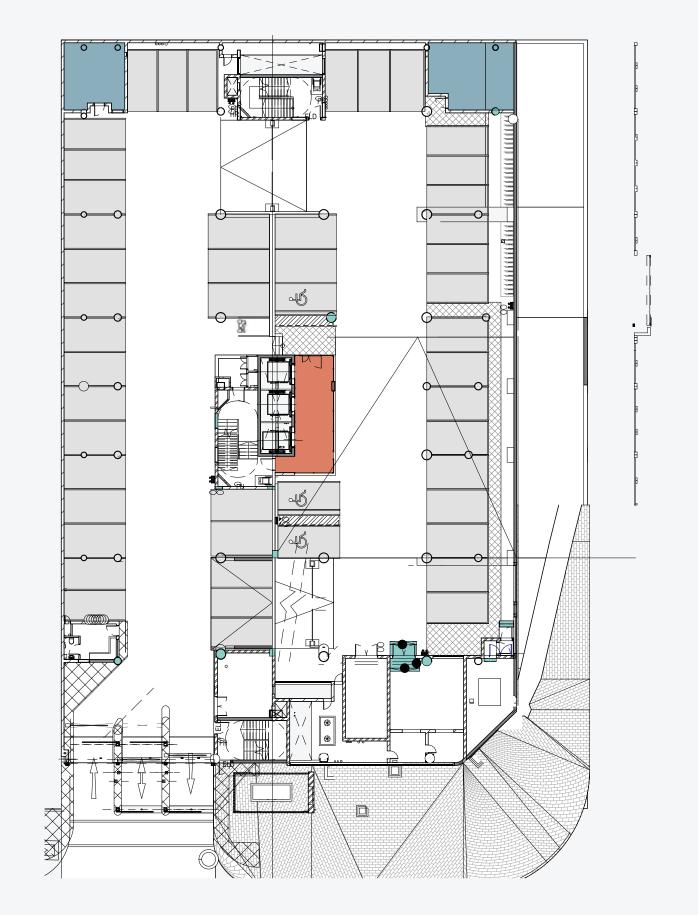




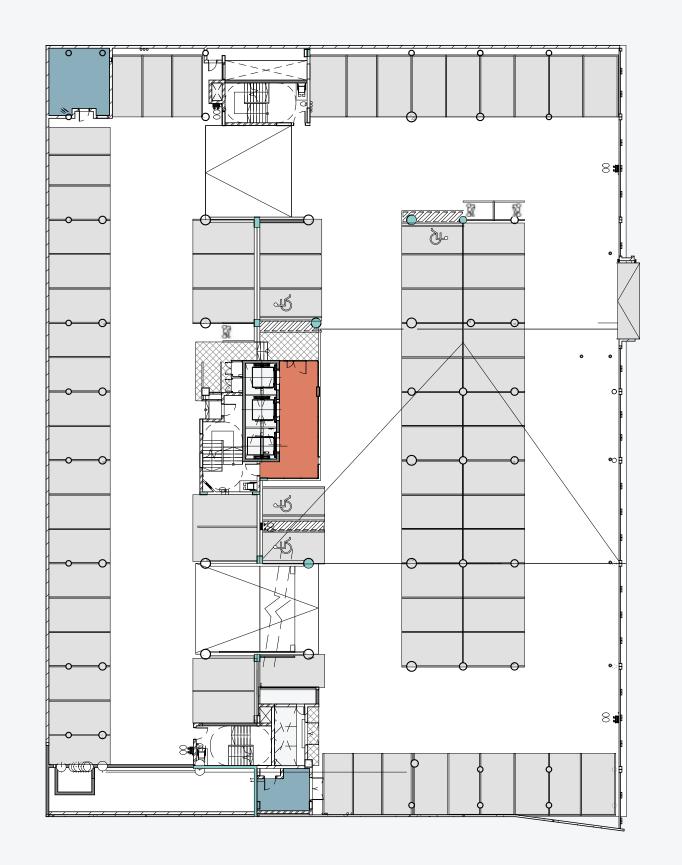
FLOORPLANS GROUND FLOOR



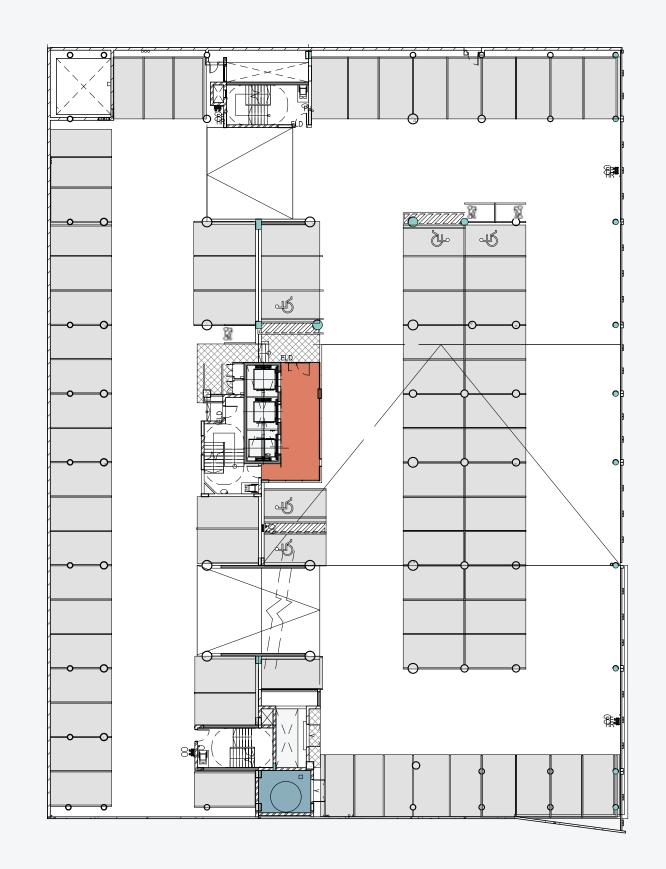




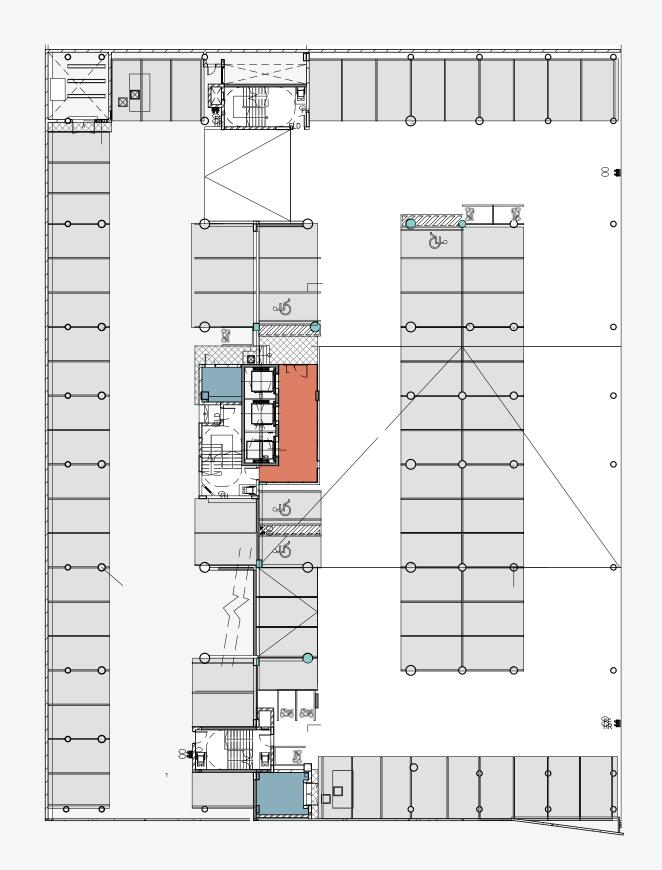




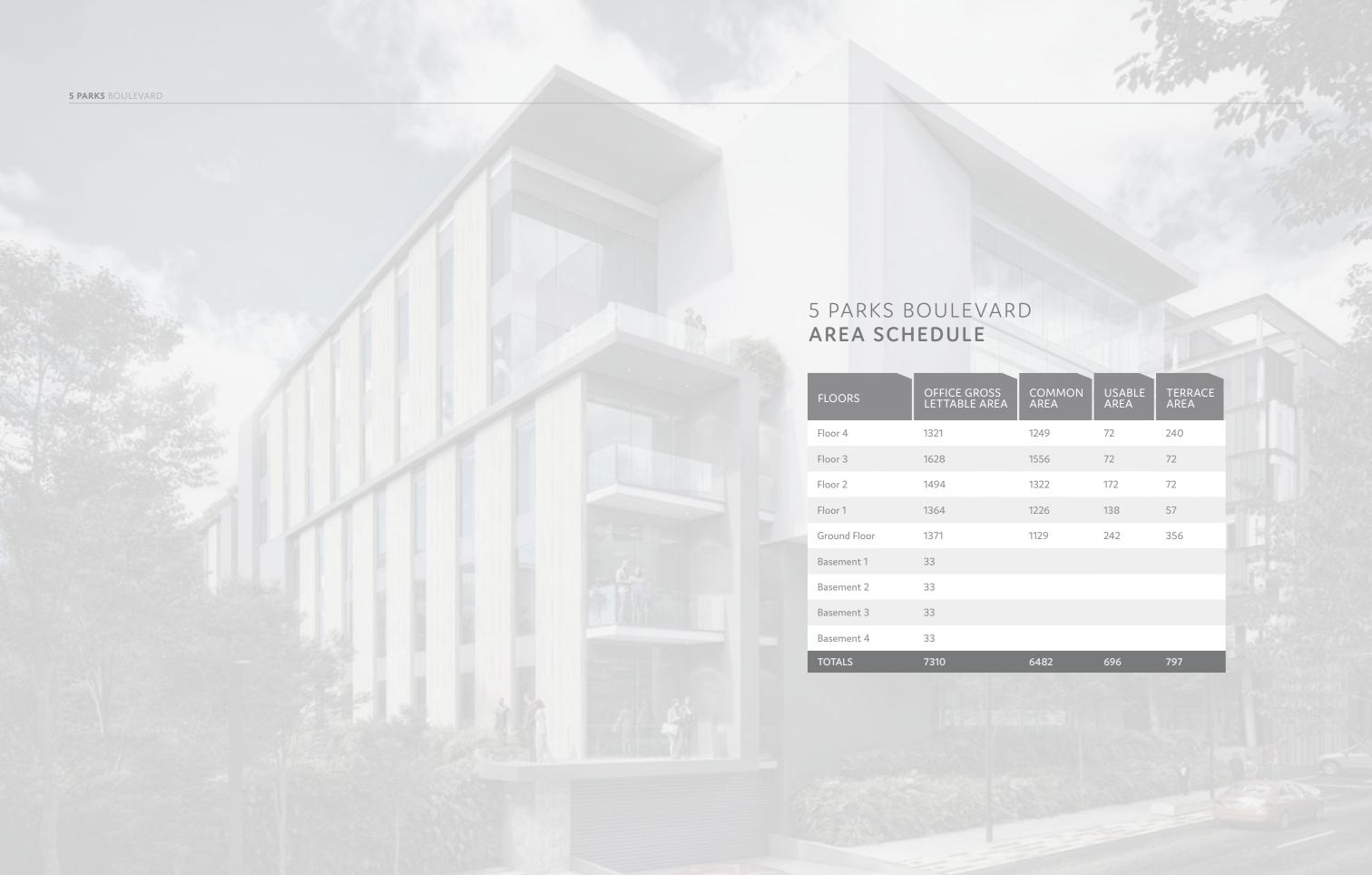






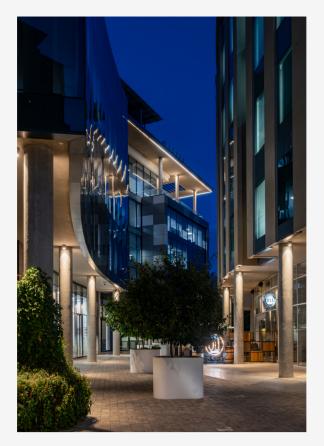






Building Highlights

- 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















6 Parks Blvd | Feb 2020 IHS Towers, Sony Music, Sony Publishin



4 Parks Blvd | Aug 2021



203 Oxford | Jan 202



8 Parks Blvd | Oct 2020 Metier Private Equity, G+D Currency Technology, Instinctif Partners, Anglo American



7 Parks Blvd | Mar 2022 Anglo American Global Shared Services



5 Parks Blvd | Sep 2023 Boston Consulting Group, Edelman, Heidrick and Struggles, Resilea, PPC, Arup, Skin Renew and Intaprop



199 Oxford | Dec 2018 BP Southern Africa, Enaex Africa, Allied Gold,



.0 Parks Blvd | May 2025



bb Eastwood | Oct 2025 | Baker McKenzie



DB House | Jul 2019 omen's Development Bank

Commercial Tenants





























Giesecke+Devrient





















HEIDRICK & STRUGGLES

Retail Tenants

Minotti



































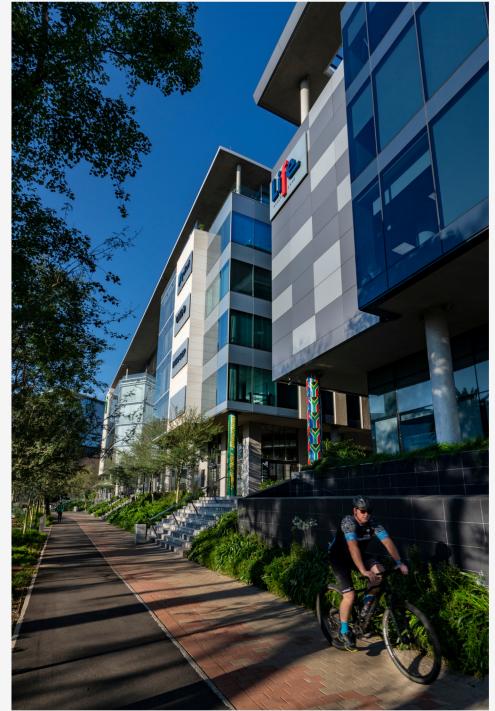
Joy Jozi

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









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:

- Rosebank Retail
- Rosebank Gautrain Station
- Gautrain Bus Stop
- 4 Illovo Junction
- Grate Café
- 6 Minotti
- Boutique Guesthouse (58 on Hume)
- 8 Radisson RED

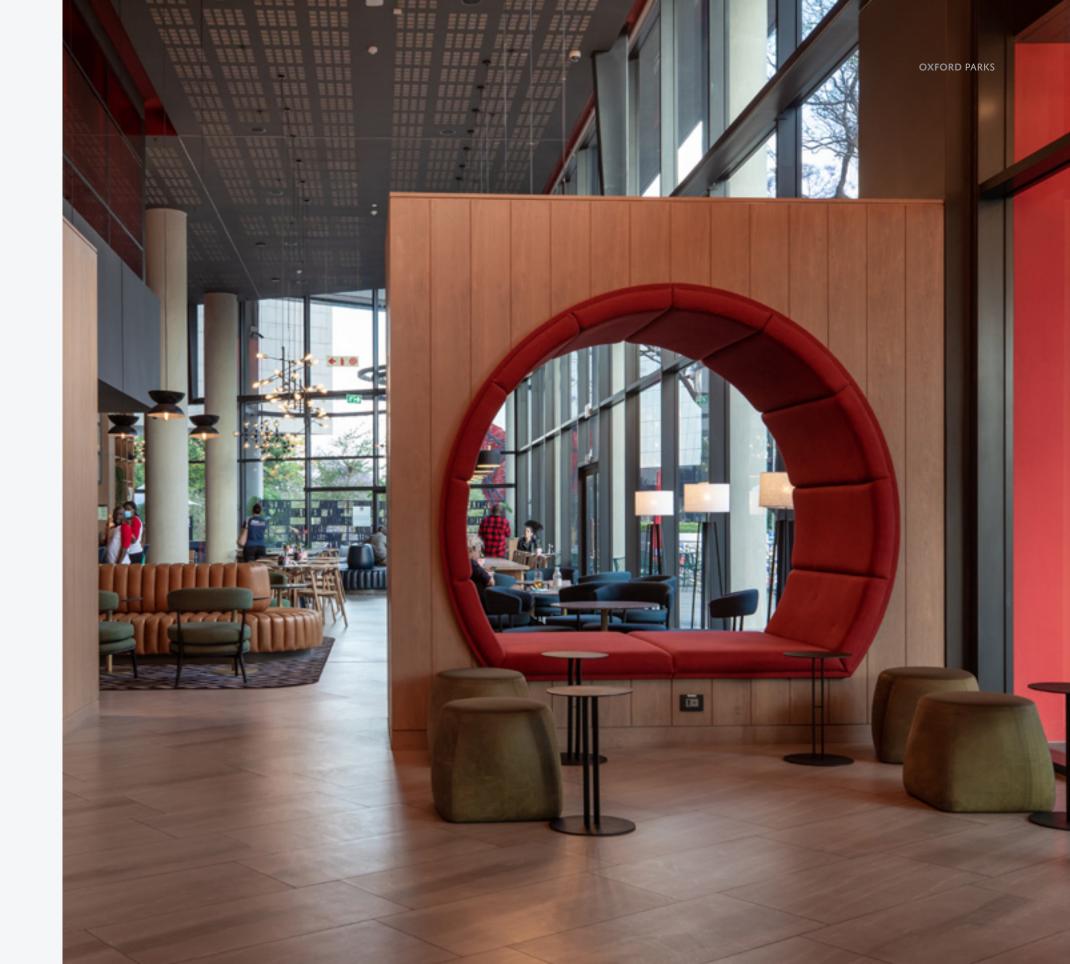
- Restaurants and Services:
 - Shortmarket Club
 - The Potluck Club
 - Qbar by Quoin Rock
 - Qsushi by Quoin Rock
 - Le Fleur
 - 011 Rosebank
 - Obscura
 - Ethos
 - BGR

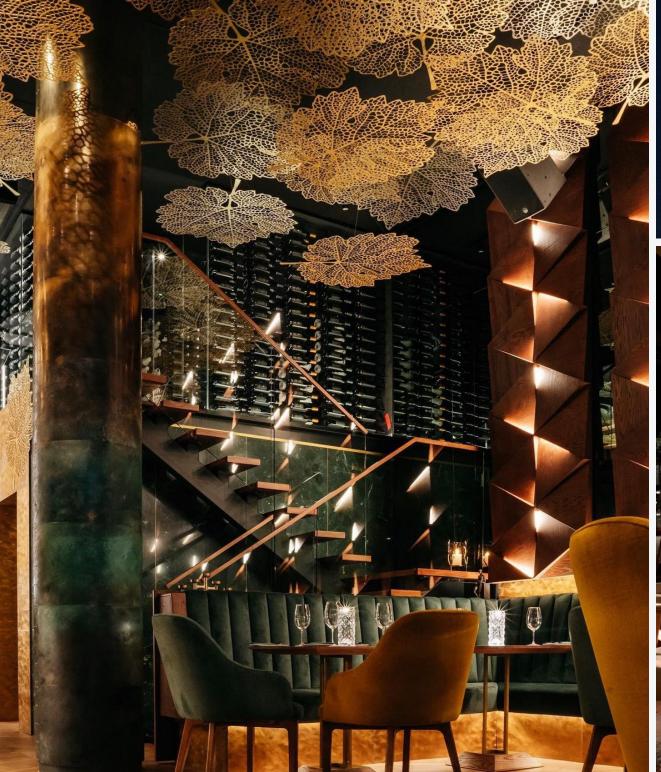
 - Zedmen
 - M&M Optical
 - Levingers
- Doubleshot

- Restaurants and Facilities
 - Livy's Restaurant
 - Africa Padel
- Joy Jozi
- Commercial Offices

OXFORD PARKS IMMEDIATE AMENITIES

- Hotel
- · Conferencing and meeting facilities
- $\cdot \ \mathsf{Restaurants}, \mathsf{coffee} \ \mathsf{shop}, \mathsf{services}$
- · 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

OXFORD PARKS CONTACT Tel: 011 731 1900 Web: www.intaprop.co.za E-mail: info@intaprop.co.za Physical address: Intaprop, 1st Floor, 199 Oxford, Oxford Parks, Dunkeld Proudly Developed by: **INTAPROP**

