



OXFORD PARKS

**OXFORD
PARKS**

Proudly Developed by:

INTAPROP

PROPERTY DEVELOPMENT
AND INVESTMENT



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**.





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


 Villorosi Office Park


 Planned express grocery store


 Corlett Drive


 Athol Oaklands Road


 Glenhove Road

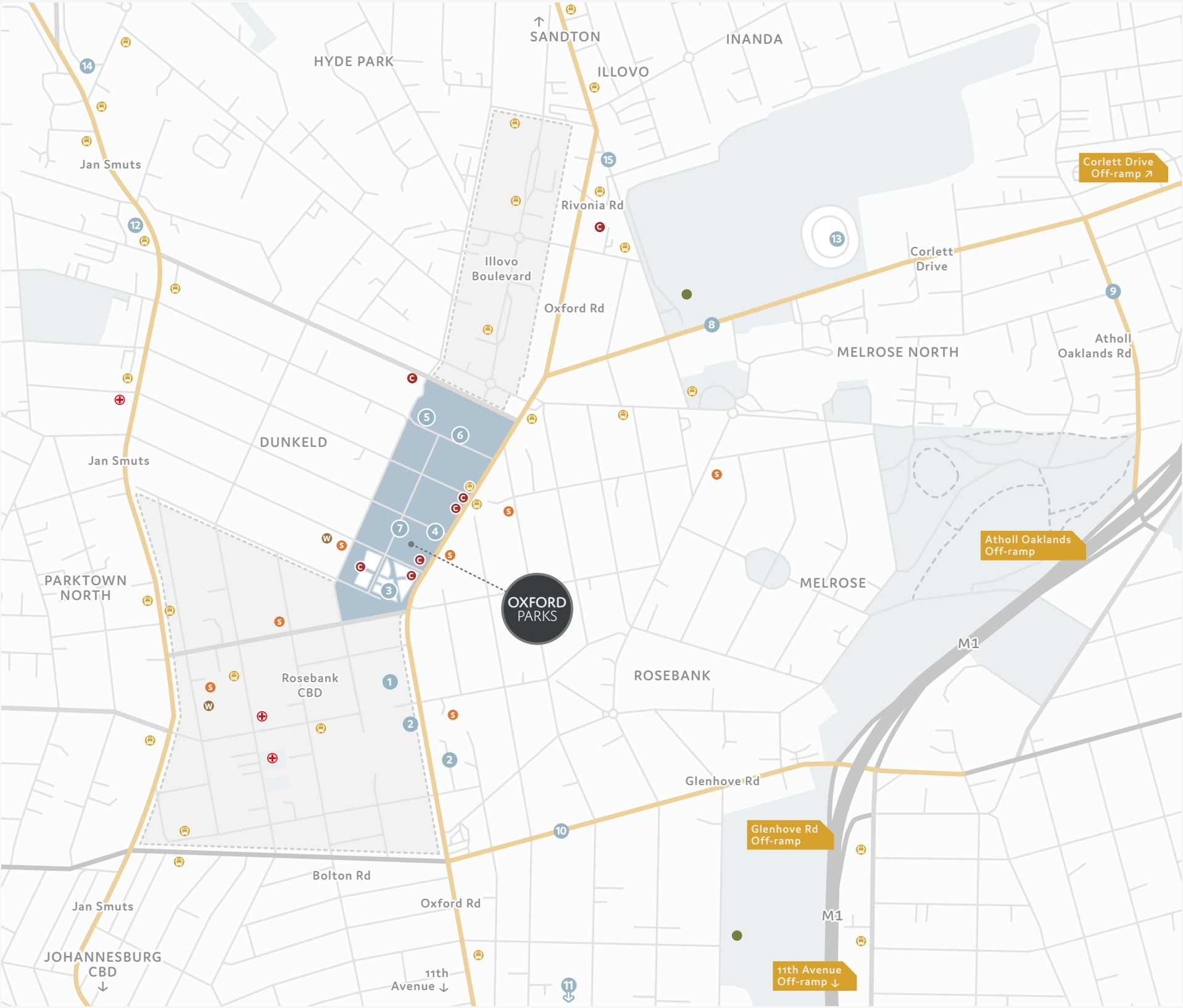
 11th Avenue

 Dunkeld West Shopping Centre

 Wanderers Stadium






 Hyde Park Shopping Centre

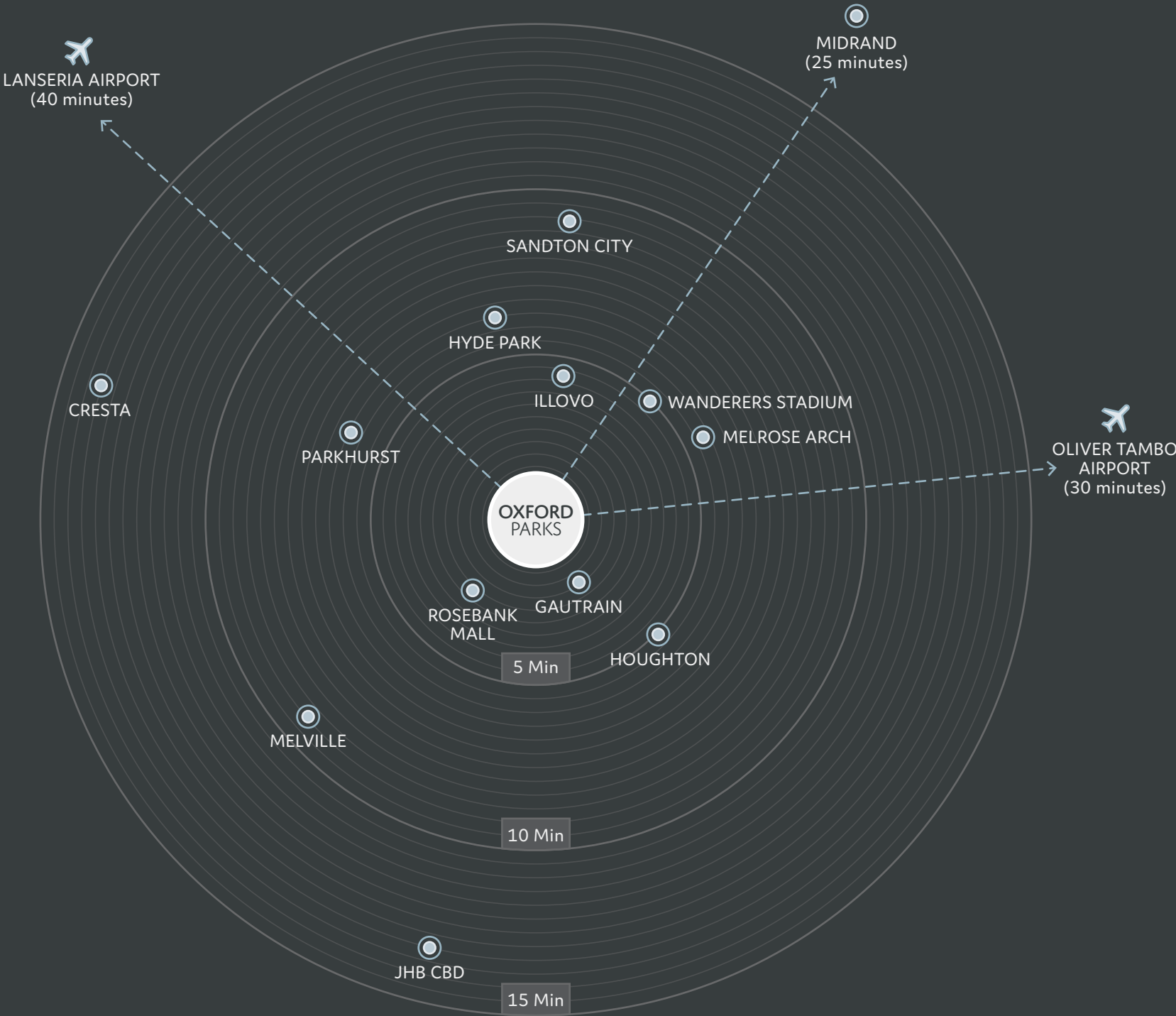
 Thrupps Illovo Centre



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



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.



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

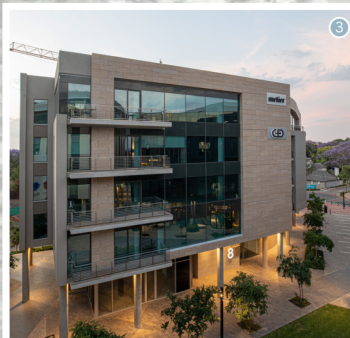




COMPLETED & CURRENT DEVELOPMENTS



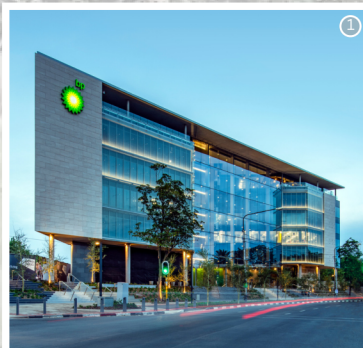
6 Parks Blvd | Feb 2020
IHS Towers, Sony Music, Sony Publishing,
and JLL



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



203 Oxford | Jan 2021
Life Healthcare HQ



199 Oxford | Dec 2018
BP Southern Africa, Enaex Africa, Allied Gold,
Bluerock Atlantis, and Credo Wealth



10 Parks Blvd | May 2025
Allen & Overy and Minotti



7 Parks Blvd | Mar 2022
Anglo American Global Shared Services



55 Eastwood | Oct 2025
Baker McKenzie



4 Parks Blvd | Aug 2021
Radisson RED Hotel



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



WDB House | Jul 2019
Women's Development Bank

Commercial
Tenants



Retail
Tenants

Minotti

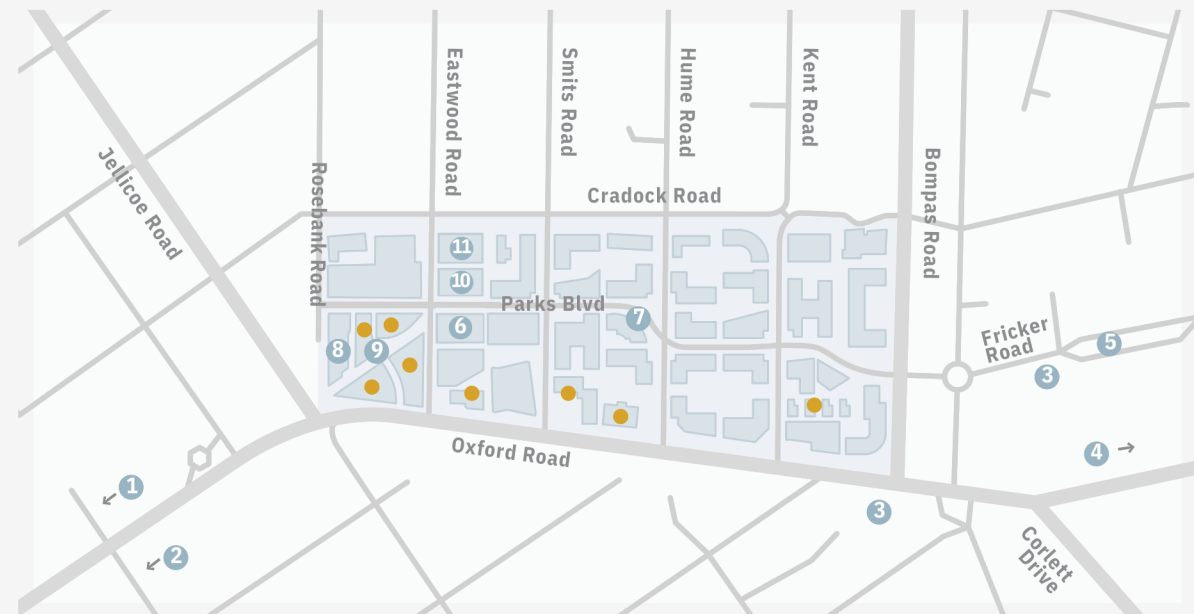


LIVY'S



Joy Jozi

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 Minotti 7 Boutique Guesthouse (58 on Hume) 8 Radisson RED | <ul style="list-style-type: none"> 9 Restaurants and Services: <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> 10 Restaurants and Facilities <ul style="list-style-type: none"> • Livy's Restaurant • Africa Padel 11 Joy Jozi ● 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



OXFORD PARKS AERIAL VIEW



DEVELOPMENT SECTIONS



- 1 3 Parks Blvd Commercial
- 2 199 Oxford Commercial & Retail
- 3 4 Parks Blvd Hotel
- 4 6 Parks Blvd Commercial & Retail
- 5 8 Parks Blvd Commercial & Retail
- 6 203 Oxford Commercial & Retail
- 7 5 Parks Blvd Commercial
- 8 42 Cradock Ave Residential
- 9 44 Cradock Ave Residential
- 10 7 Parks Blvd Commercial
- 11 205 Oxford Commercial
- 12 55 Eastwood Commercial & Retail
- 13 10 Parks Blvd Commercial & Retail
- 14 12 Parks Blvd Commercial or Hotel
- 15 207 Oxford Commercial
- 16 9 Parks Blvd Commercial & Retail
- 17 46 Cradock Ave Residential
- 18 48 Cradock Ave Residential
- 19 11 Parks Blvd Commercial & Retail
- 20 57 Smits Commercial
- 21 14 Parks Blvd Commercial
- 22 58 Hume Boutique Guesthouse
- 23 60 Hume Commercial
- 24 62 Hume Commercial
- 25 63 Hume Commercial
- 26 223 Oxford Commercial
- 27 65 Kent Sectional Title Offices
- 28 63 Kent Residential (Rental Units)
- 29 61 Kent Residential (Rental Units)
- 30 59 Kent Residential (Assisted Living)
- 31 57 Kent Medical
- 32 60 Cradock Medical & Retail
- 33 64 Bompas Commercial & Retail
- 34 66 Bompas Commercial & Retail
- 35 WDB House Commercial

- Completed Developments
- Development Sites Under Construction
- Development Sites Currently Available



BLOCK 2

- 1

10 PARKS BOULEVARD
 - Commercial & Retail Development
 - 9,000 sqm
- 2

55 EASTWOOD ROAD
 - Commercial & Retail Development
 - 3,240 sqm
- 3

12 PARKS BOULEVARD
 - Commercial or Hotel Development
 - 11,120 sqm
- 4

4 207 OXFORD
 - Commercial Development
 - 10,000 sqm
- 5

9 PARKS BOULEVARD
 - Commercial & Retail Development
 - 6,000 sqm
- 6

46 CRADOCK AVENUE
 - Residential Development
 - 60 Units
- 7

48 CRADOCK AVENUE
 - Residential Development
 - 60 Units
- 8

11 PARKS BOULEVARD
 - Commercial & Retail Development
 - 6,000 sqm









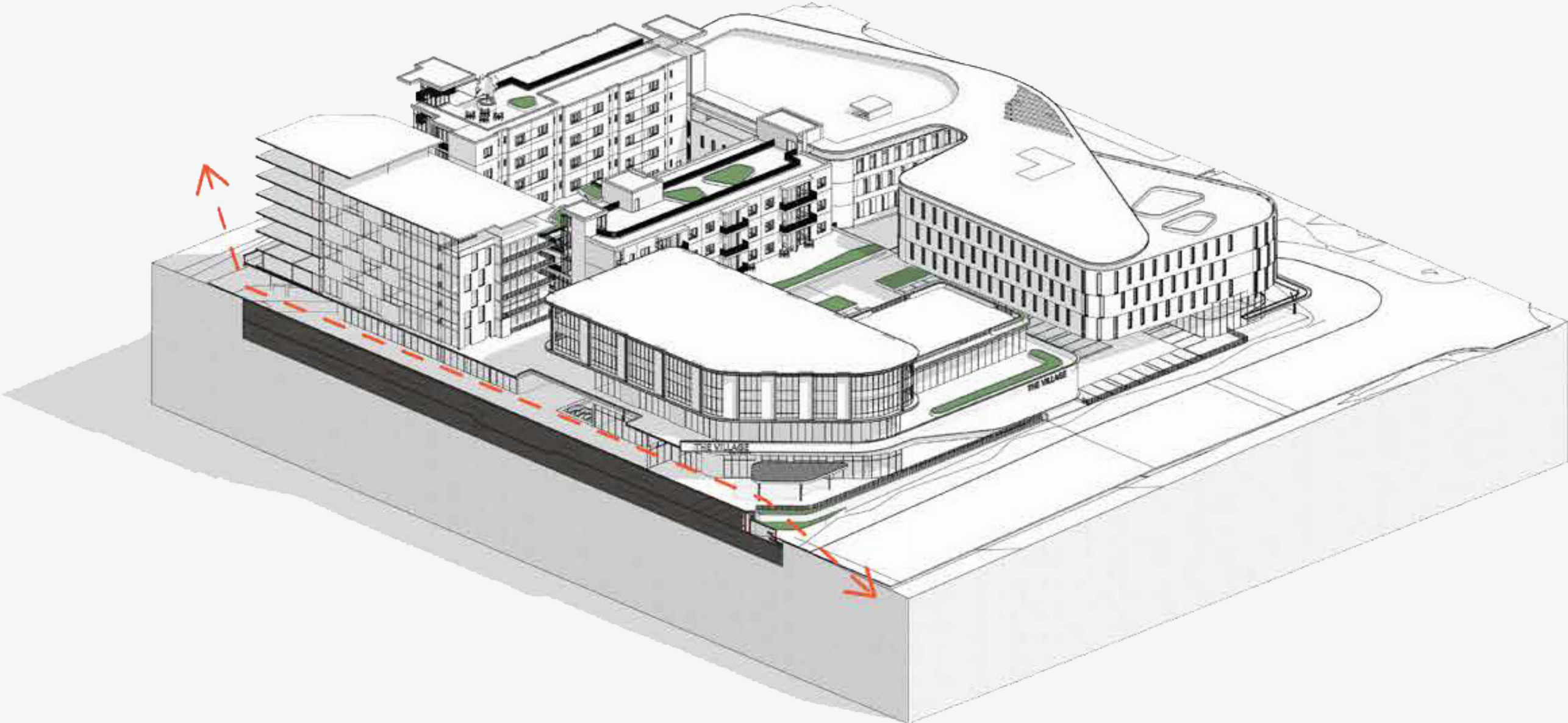


BLOCK 5

- 1 57 KENT ROAD
 - Medical Development (Phase 1)
 - 4,750 sqm
- 2 60 CRADOCK AVENUE
 - Medical & Retail Development (Phase 2)
 - 4,750 sqm
- 3 59 KENT ROAD
 - The Village Residential Development
 - 100 units (Assisted Living)
- 4 64 BOMPAS ROAD
 - Commercial & Retail Development
- 5 66 BOMPAS ROAD
 - Commercial & Retail Development
- 6/7 61 & 63 KENT ROAD
 - The Village Residential Development
 - 250 units (Rental Apartments)



CROSS SECTION
THROUGH RETAIL







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An aerial photograph of a residential development. The image shows a cluster of modern, multi-story apartment buildings with flat roofs and balconies. These buildings are interspersed with lush green trees and landscaped areas. A winding road or path cuts through the development. The surrounding area appears to be a mix of older residential buildings and more greenery. The overall tone is bright and airy, with a focus on the integration of nature and modern architecture.

LIFE CONNECTED

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www.oxfordparks.co.za