

An architectural rendering of a modern, multi-story building with a prominent corner glass facade and a flat roof. The building is surrounded by trees and a paved area with people walking. A car is parked on the street in the foreground. The sky is blue with white clouds.

# 10 PARKS BOULEVARD

OXFORD  
PARKS

An architectural rendering of a modern, multi-story building with a curved facade and large glass windows. The building features several balconies with glass railings, some of which have potted plants. In the foreground, there is a courtyard area with a wooden deck, a swing set, and several large patio umbrellas. People are depicted walking on the deck and sitting on the benches. The background shows other buildings and trees under a cloudy sky.

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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**. 10 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

1

Rosebank Retail

2

Rosebank Gautrain station

3

Radisson RED

4

Planned Commercial HQ

5

The Village

6

Villoresi Office Park

7

Planned express grocery store

8

Corlett Drive

9

Athol Oaklands Road

10

Glenhove Road

11

11th Avenue

12

Dunkeld West Shopping Centre

13

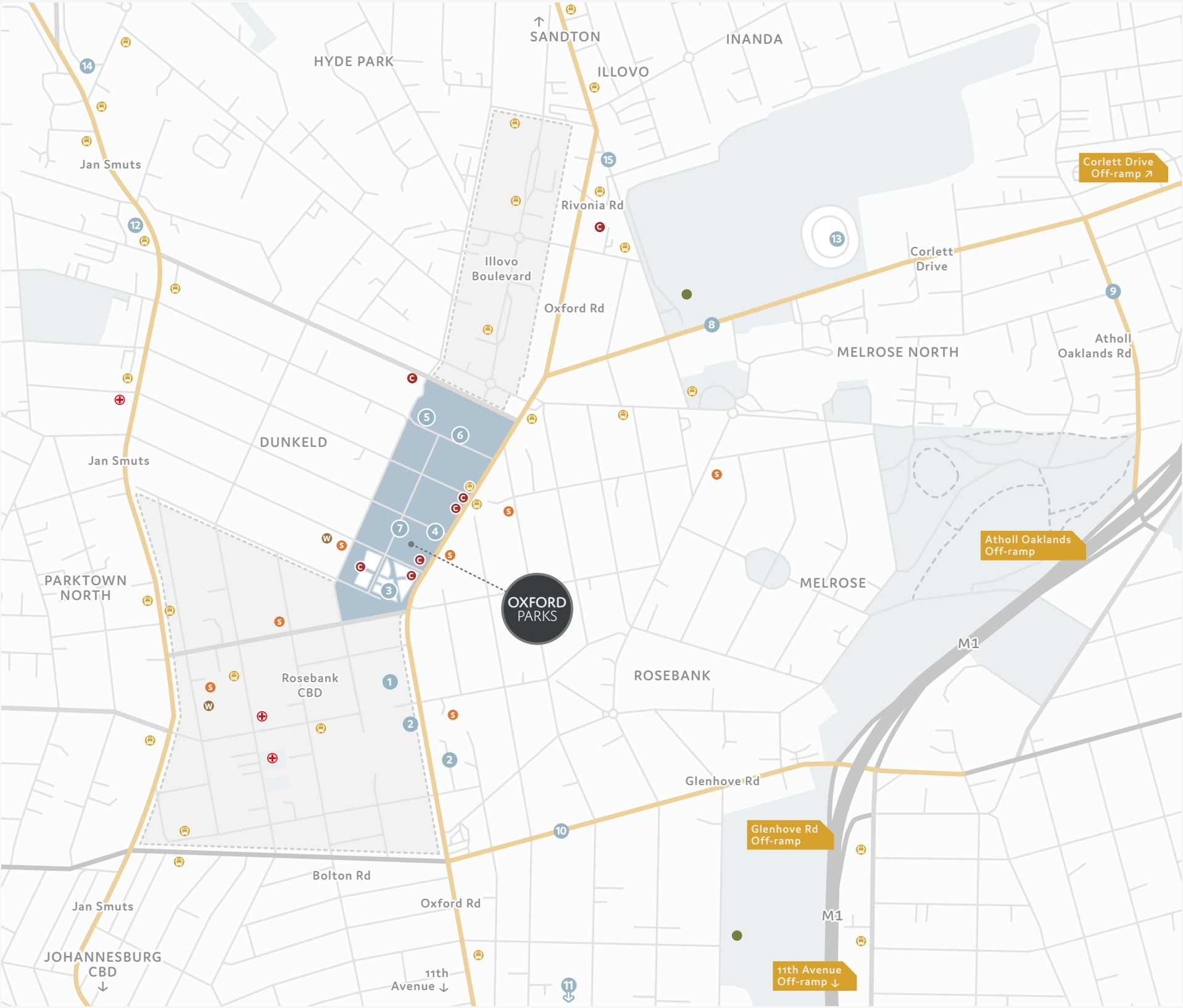
Wanderers Stadium

14

Hyde Park Shopping Centre

15

Thrupps Illovo Centre










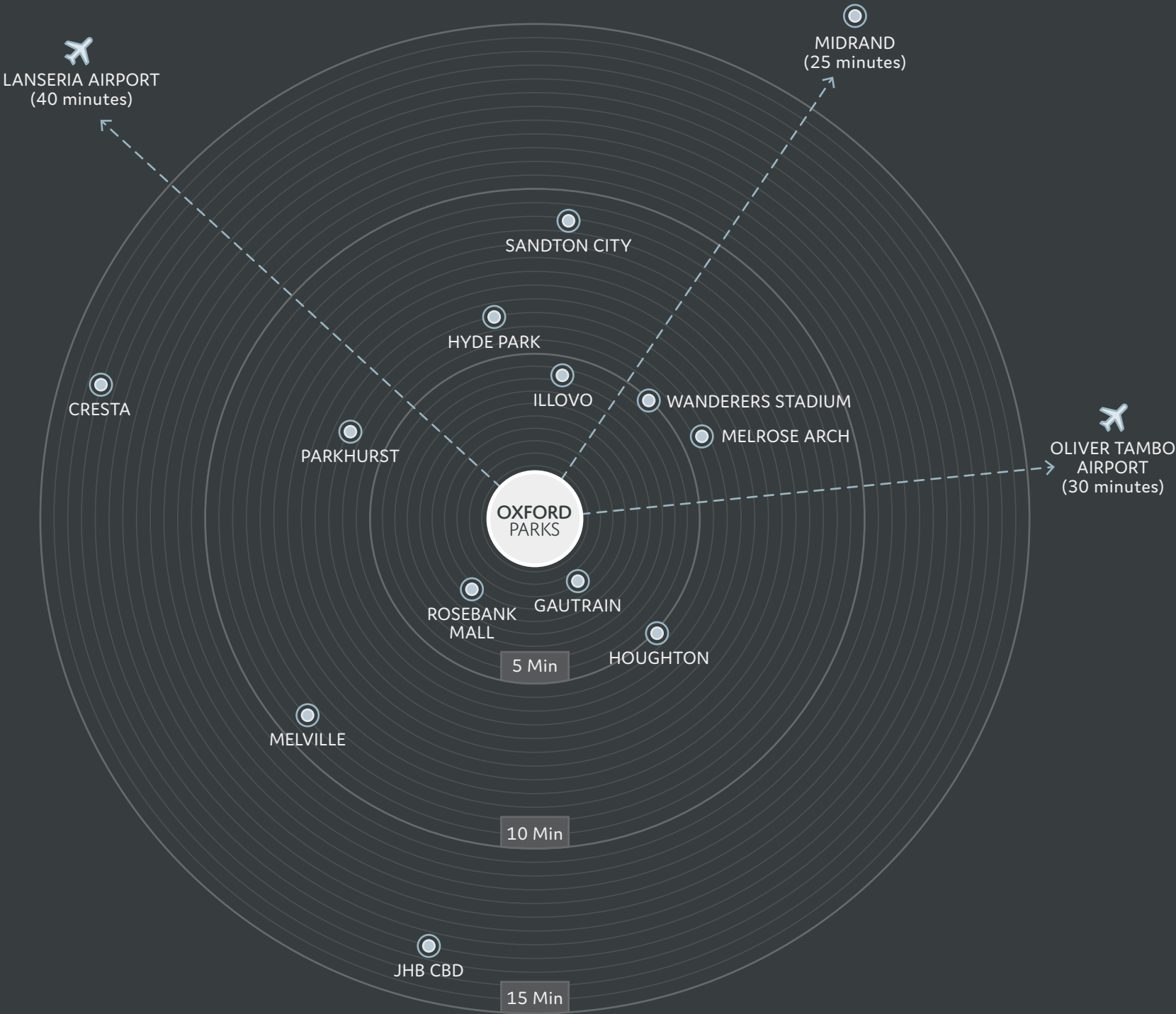




# WELL CONNECTED

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.

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



# 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.



























# FLOORPLANS

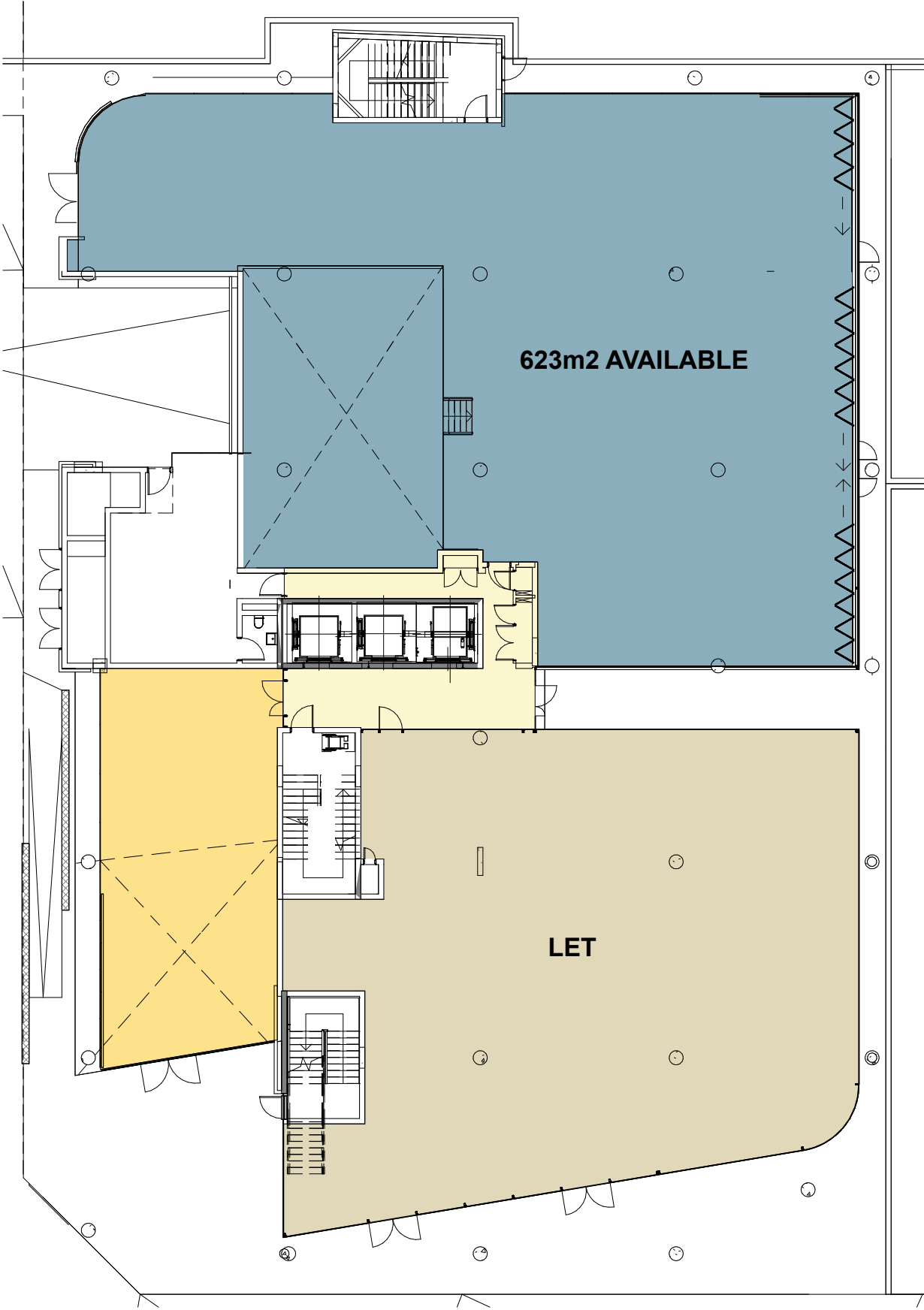
## SITE PLAN





# FLOORPLANS

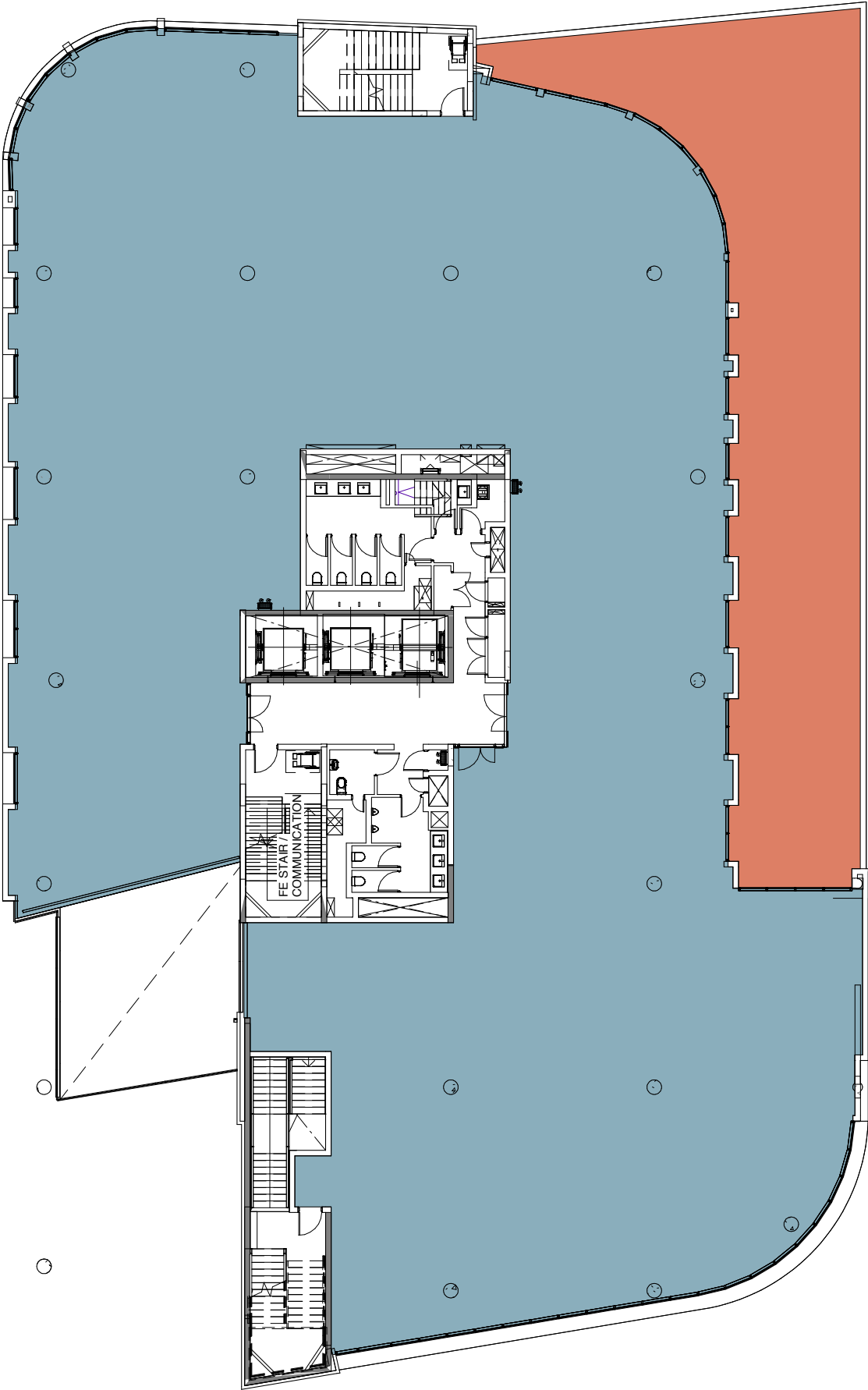
## GROUND FLOOR





# FLOORPLANS

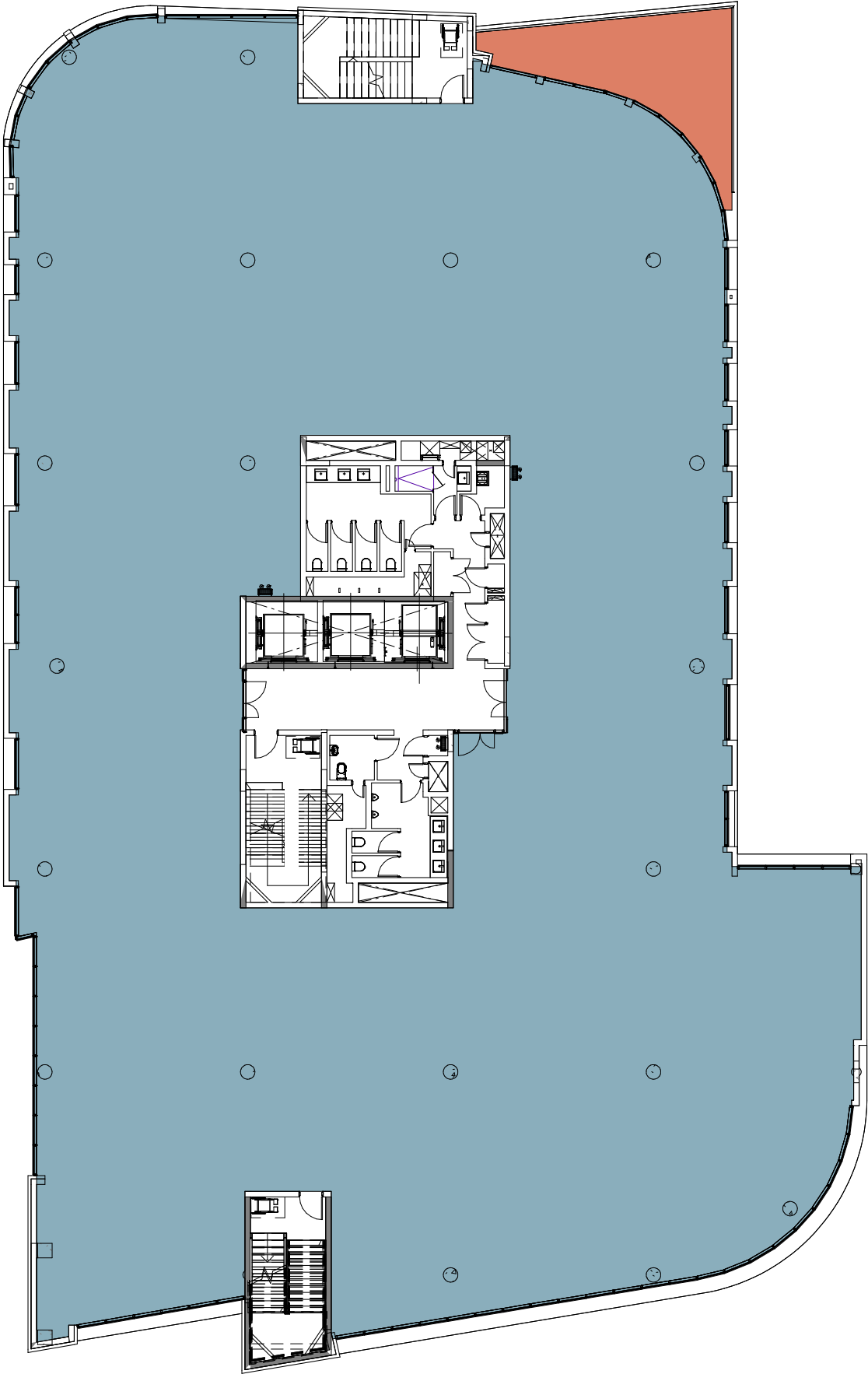
## FIRST FLOOR





# FLOORPLANS

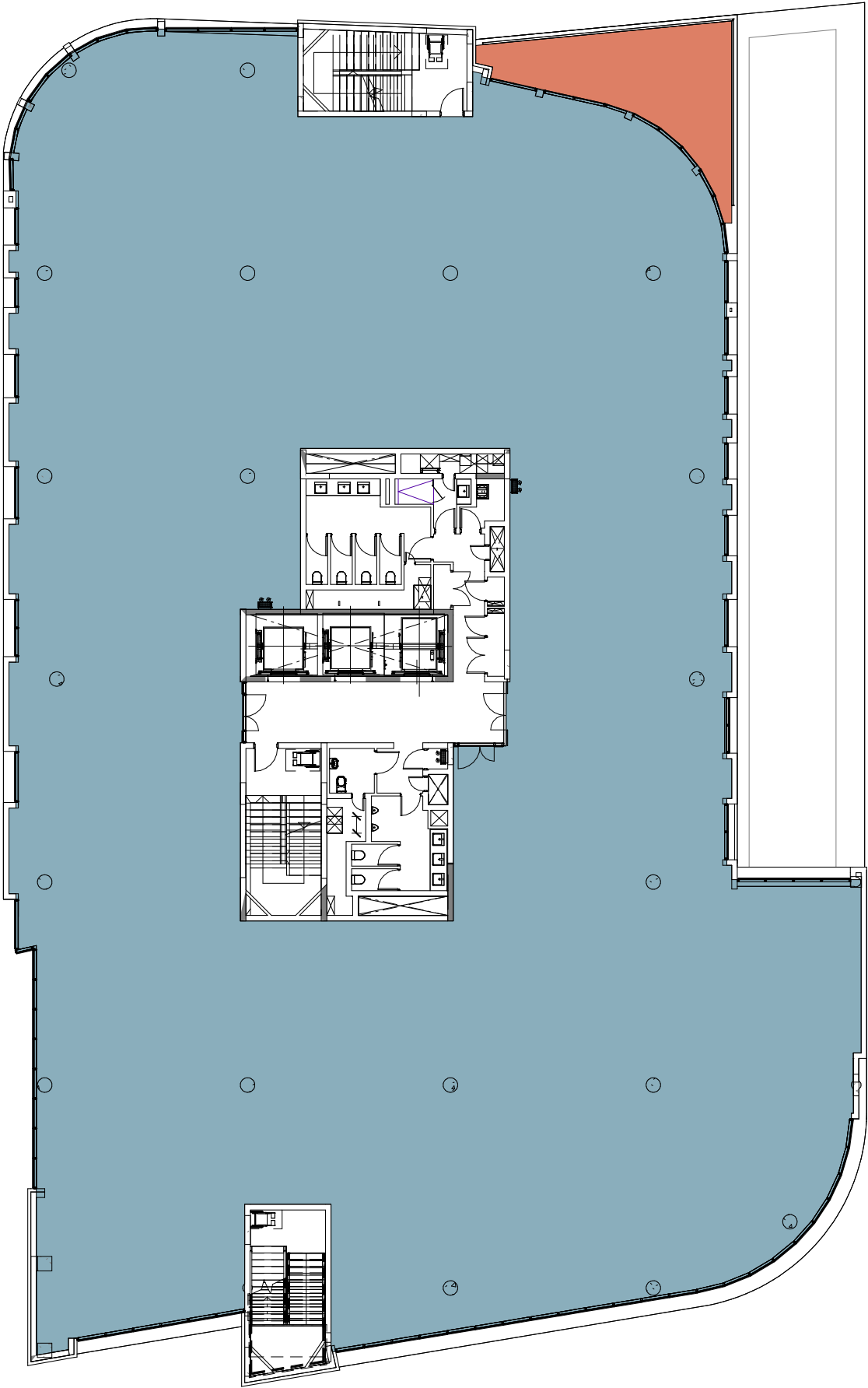
## SECOND FLOOR





# FLOORPLANS

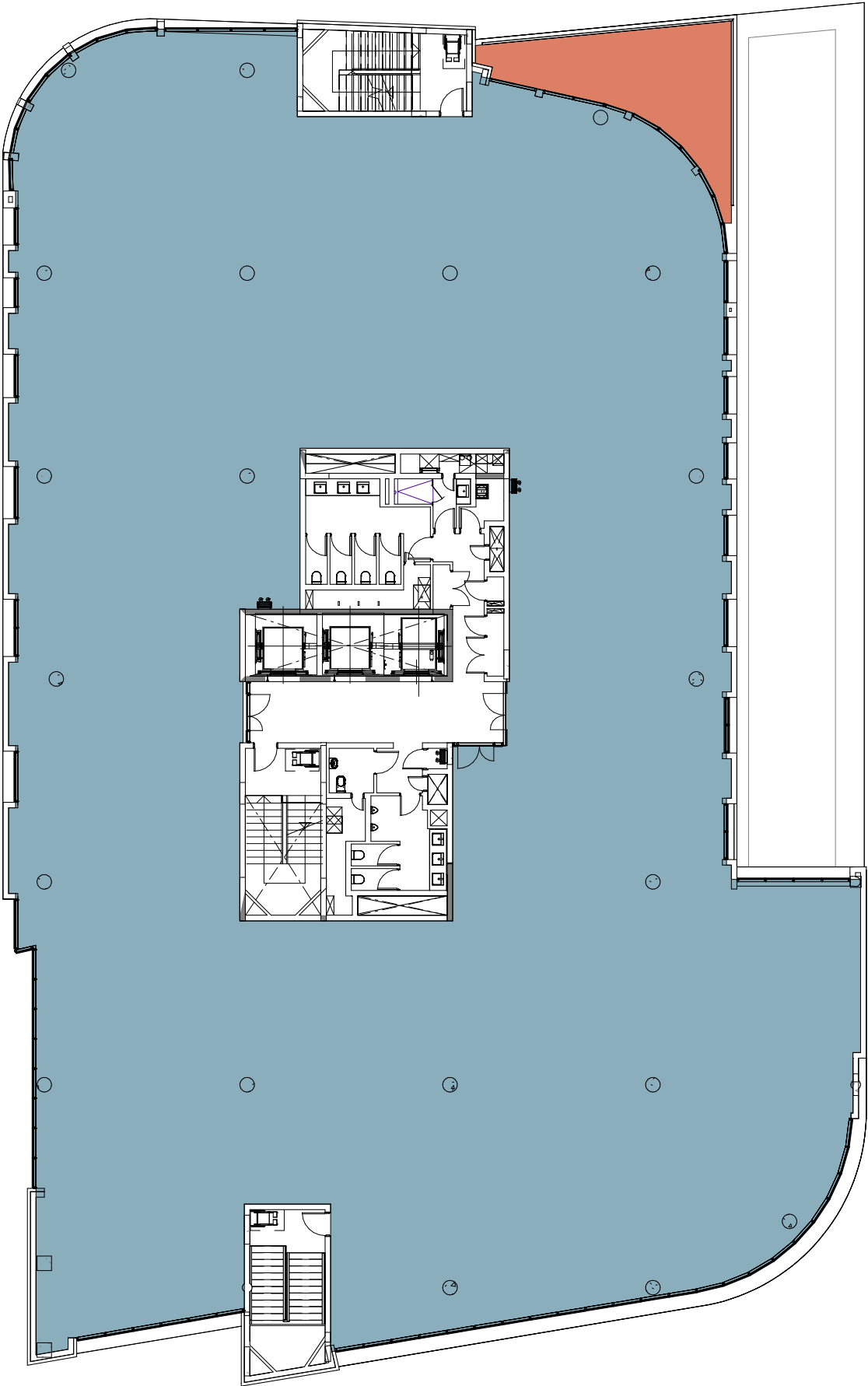
## THIRD FLOOR





# FLOORPLANS

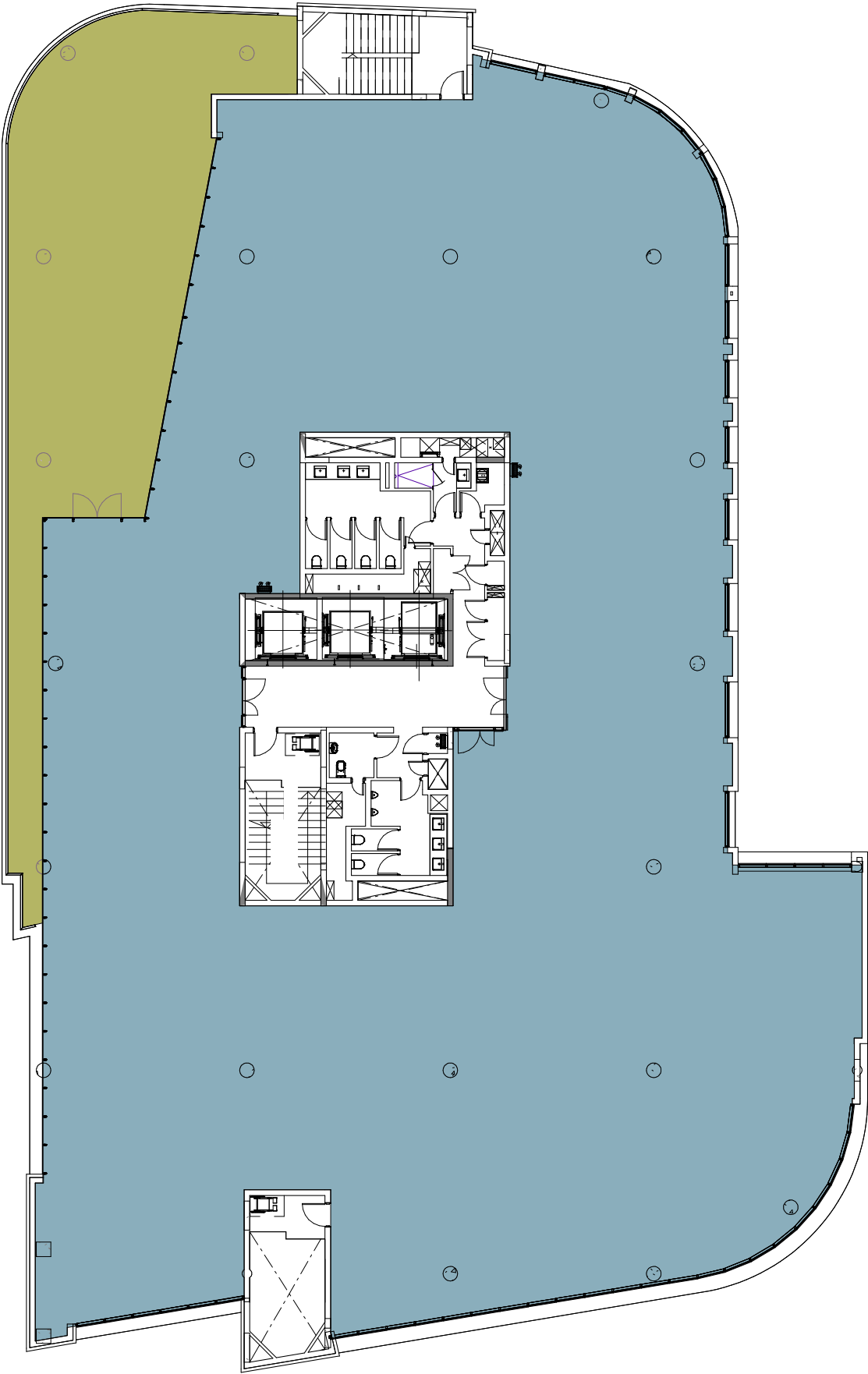
## FOURTH FLOOR





# FLOORPLANS

## FIFTH FLOOR





10 PARKS  
AREA SCHEDULE

FLOORS	OFFICE GROSS LETTABLE AREA	COMMON AREA	USABLE AREA	TERRACE AREA	RETAIL AREA
Floor 5	1350	121	1229	225	
Floor 4	1533	113	1420	52	
Floor 3	1533	113	1420	52	
Floor 2	1533	113	1420	52	
Floor 1	1356	114	1242	258	
Ground Floor	168		118		1070
Basement 1	26				
Basement 2	26				
Basement 3	26				
TOTALS	7551	574	6849	639	1070
TOTAL BUILDING COMMERCIAL + RETAIL AREA	8621				

LET  
LET

623m2 LET 447m2 available



# 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

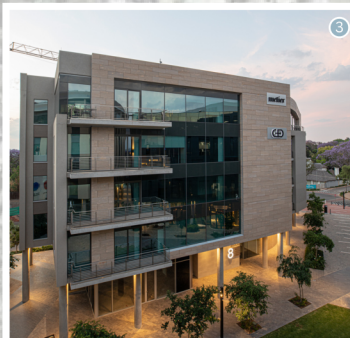




# COMPLETED & CURRENT DEVELOPMENTS



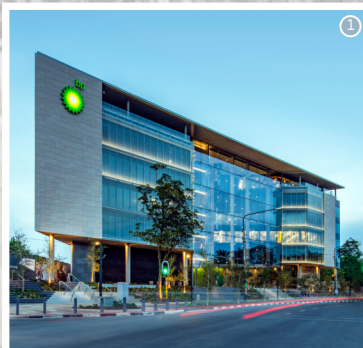
**6 Parks Blvd | Feb 2020**  
IHS Towers, Sony Music, Sony Publishing,  
and JLL



**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 Johannesburg



**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  
JOHANNESBURG



LIVY'S



Joy Jozi



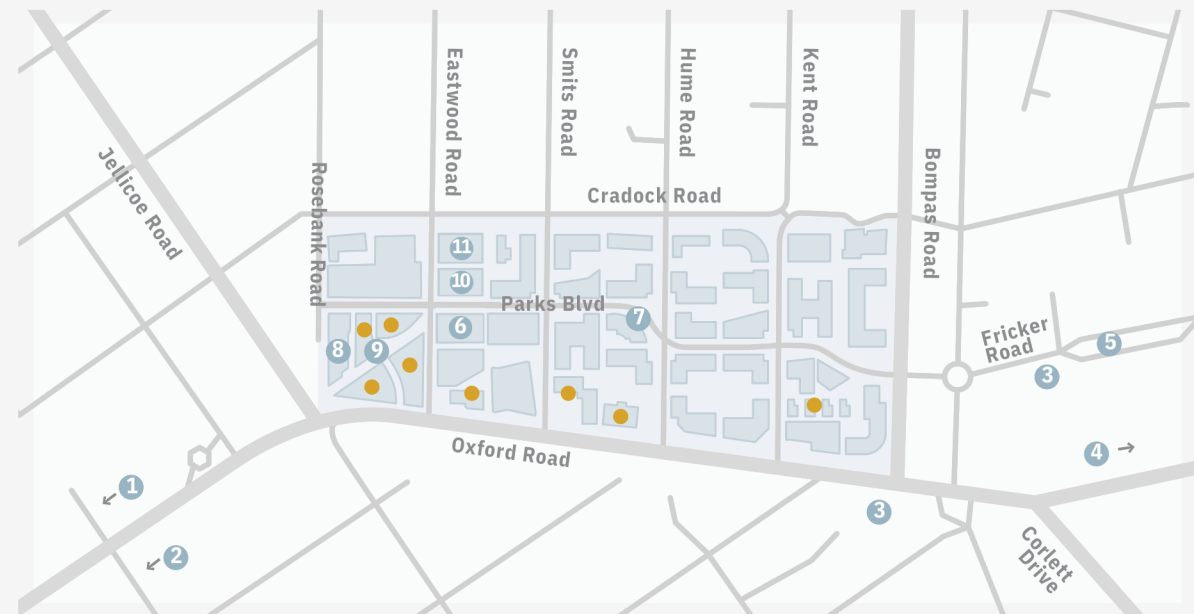
# PRECINCT CONCEPT

- 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:

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>1 Rosebank Retail</li> <li>2 Rosebank Gautrain Station</li> <li>3 Gautrain Bus Stop</li> <li>4 Illovo Junction</li> <li>5 Grate Café</li> <li>6 Minotti</li> <li>7 Boutique Guesthouse (58 on Hume)</li> <li>8 Radisson RED</li> </ul> | <ul style="list-style-type: none"> <li>9 Restaurants and Services:                             <ul style="list-style-type: none"> <li>• Shortmarket Club</li> <li>• The Potluck Club</li> <li>• Qbar by Quoin Rock</li> <li>• Qsushi by Quoin Rock</li> <li>• Le Fleur</li> <li>• 011 Rosebank</li> <li>• Obscura</li> <li>• Ethos</li> <li>• BGR</li> <li>• Zedmen</li> <li>• M&amp;M Optical</li> <li>• Levingers</li> <li>• Doubleshot</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>10 Restaurants and Facilities                             <ul style="list-style-type: none"> <li>• Livy's Restaurant</li> <li>• Africa Padel</li> </ul> </li> <li>11 Joy Jozi</li> <li>● Commercial Offices</li> </ul> |
|---|--|---|





# 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



10 PARKS BOULEVARD

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An aerial photograph of a modern, multi-story building with a curved facade and large glass windows. The building features a green roof with solar panels and a rooftop terrace where people are gathered. The surrounding area includes trees and a paved walkway.

**LIFE** CONNECTED

**OXFORD  
PARKS**

[www.oxfordparks.co.za](http://www.oxfordparks.co.za)