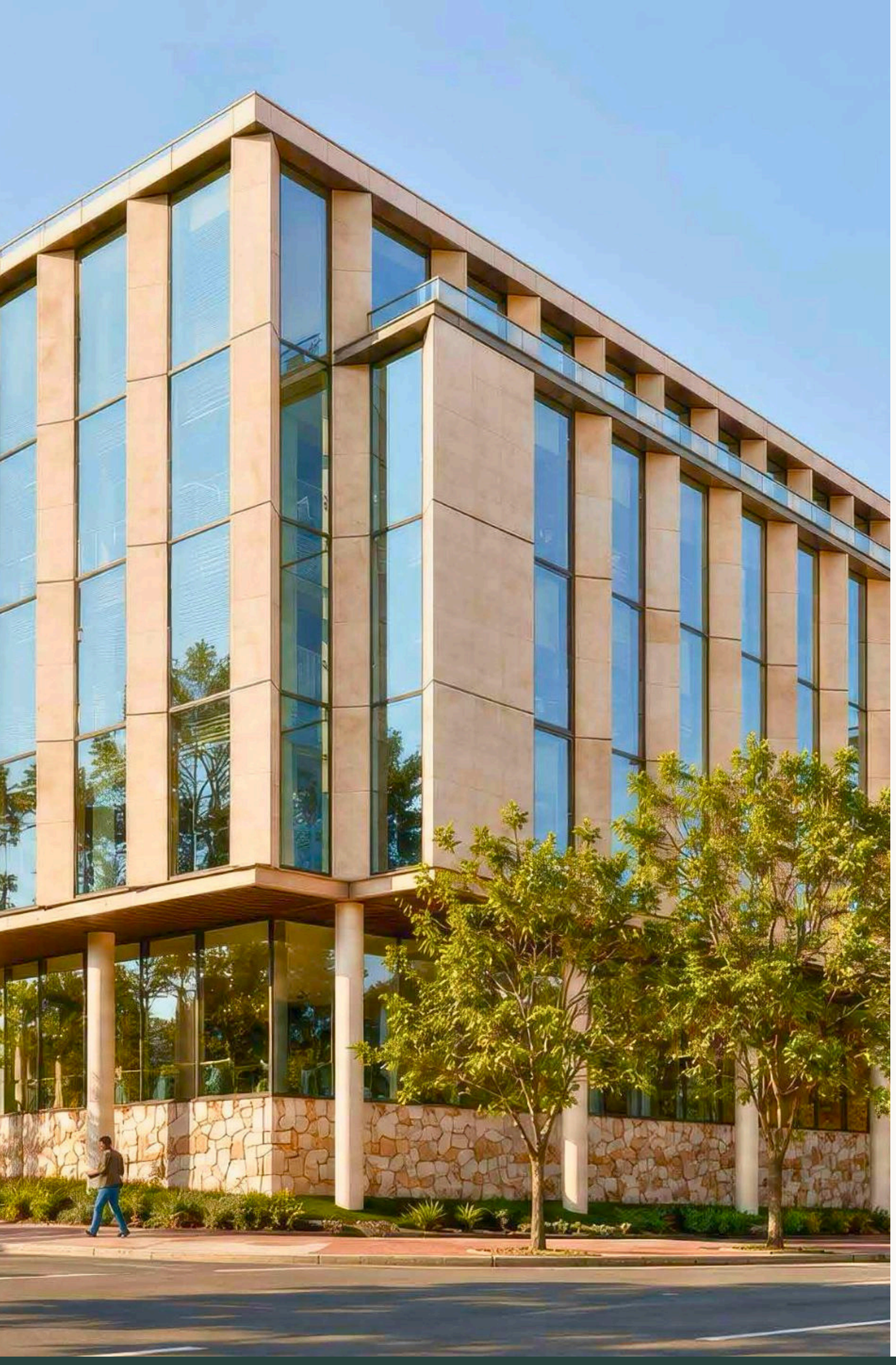


OXFORD PARKS

44 CRADOCK AVENUE

Contemporary office space
in Johannesburg's
Oxford Parks precinct
expected July 2028

7,000m²
Total GLA

1,600m²
Typical floorplate

5
Storeys

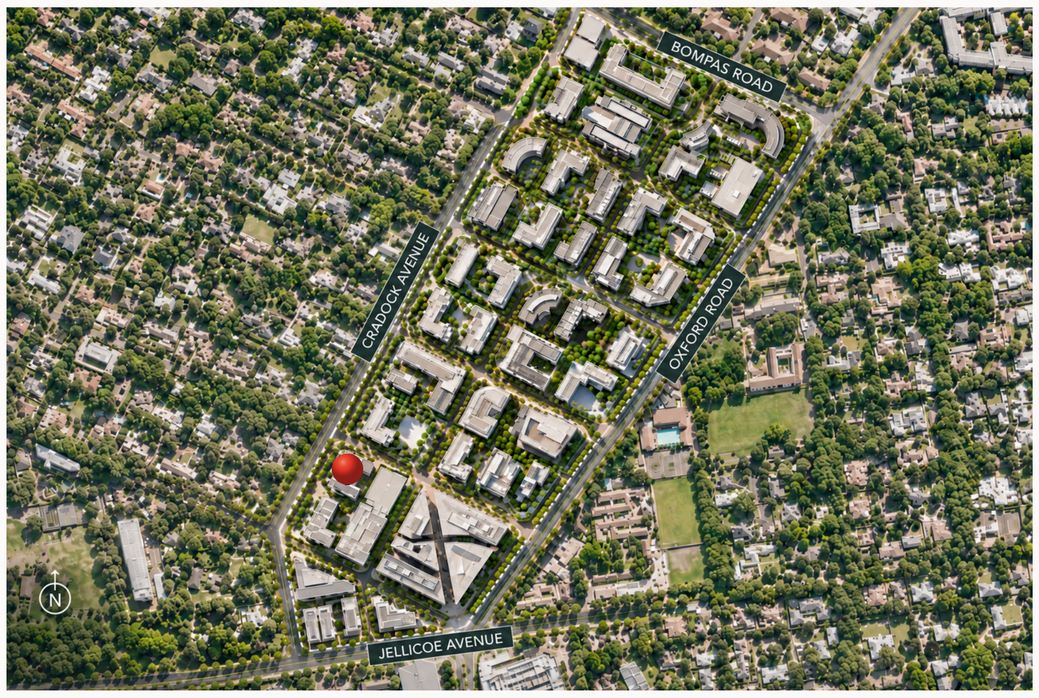
4 / 100 m²
Parking ratio

COMMERCIAL TERMS

Net rental	R230.00 /m²/month	Rates (est.)	R40.00 /m²/month
Balcony rental	R185.00 /m²/month	Parking	R1,450.00 /bay/month
Operating costs (est.)	R40.00 /m²/month	Tenant fit-out contribution	R1,400.00 /usable m²

THE BUILDING

44 Cradock Avenue, a striking contemporary office development prominently positioned on the western ridge of Oxford Parks, a world-class mixed-use precinct in Johannesburg. The elegant building features a distinctive curved architectural design, combining expansive glazing with natural stone finishes to maximise natural light and capture uninterrupted panoramic views over Johannesburg's urban forest, while prioritising efficient floorplates and a sophisticated working environment.



OXFORD PARKS

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