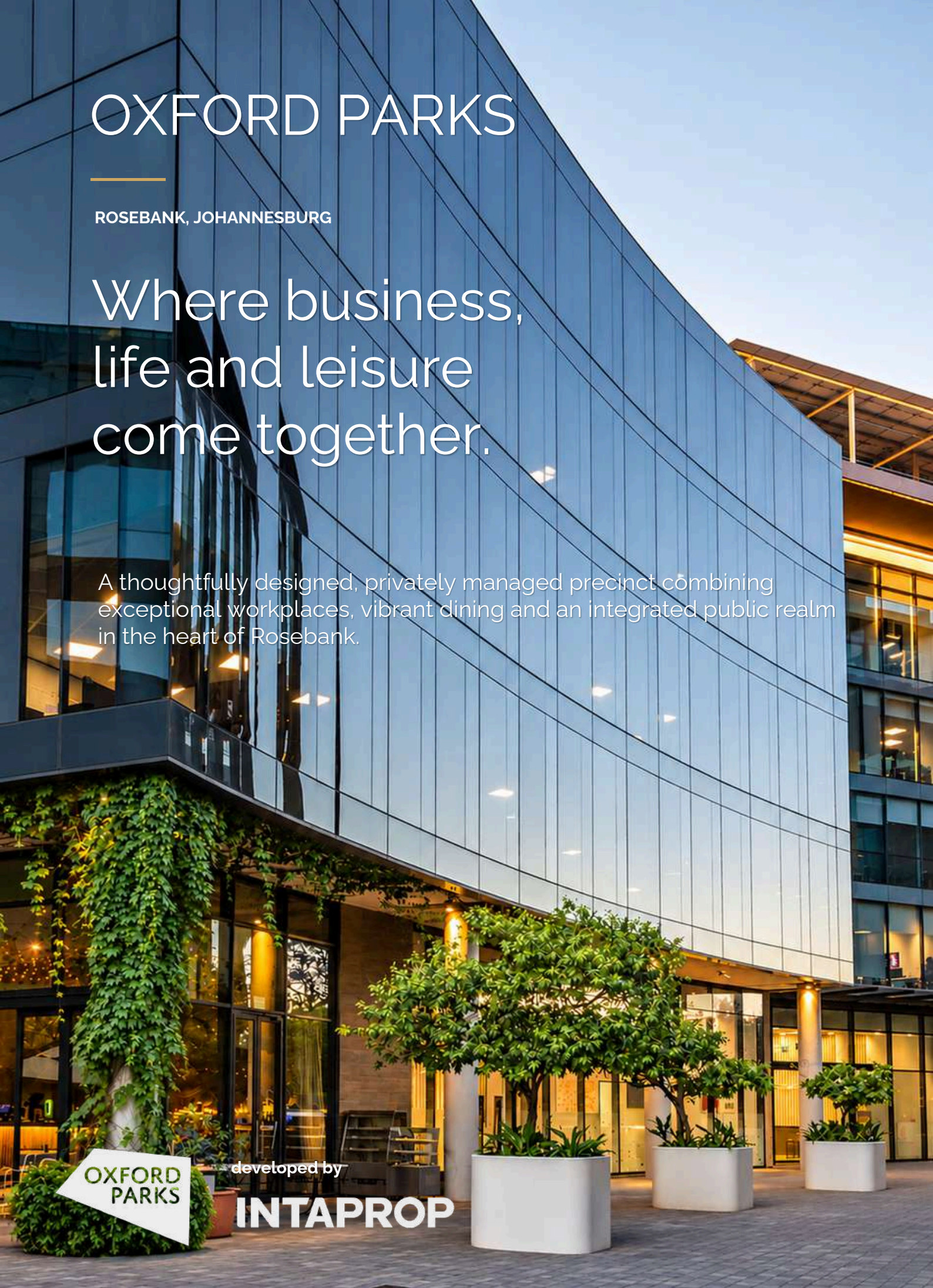


OXFORD PARKS

ROSEBANK, JOHANNESBURG

Where business, life and leisure come together.

A thoughtfully designed, privately managed precinct combining exceptional workplaces, vibrant dining and an integrated public realm in the heart of Rosebank.

OXFORD PARKS

developed by

INTAPROP



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THE DEVELOPER OF OXFORD PARKS

Intaprop

Founded in 1990, Intaprop is one of South Africa's leading private property development companies, with a portfolio of completed developments exceeding R12 billion across the commercial, industrial and retail sectors.

Intaprop has an established track record in delivering large-scale developments, with expertise spanning land beneficiation, urban planning, infrastructure development, the delivery of efficient, Green Star–rated, premium buildings with ongoing asset management.

Based in Johannesburg, the company takes an integrated approach to property development, creating high-quality buildings and thoughtfully planned precincts that enhance their surrounding environments and deliver lasting value to both occupiers and investors.



THE OXFORD PARKS STORY

A precinct designed around people.

Oxford Parks was conceived as an extension of Rosebank's established urban environment, bringing together commercial, residential, hospitality and retail uses within a single precinct.

Rather than creating standalone office buildings, the development introduces an interconnected urban neighbourhood where businesses, residents and visitors contribute to an active and evolving destination.



Oxford Parks

Oxford Parks, an extension of the established and mature Rosebank node, is a vibrant mixed-use precinct comprising offices, bespoke retail, residential developments, and hotels. The emphasis is on a high-quality public environment supported by active, pedestrian-level retail, allowing Oxford Parks to embody a dynamic high-street culture. Generous building setbacks create wide, landscaped pavements that accommodate pedestrian walkways, cycle lanes, piazzas, and linear parks. These landscaped public spaces encourage interaction and activation of the public realm, providing opportunities for art installations, entertainment, and events.

Oxford Parks is focused on the delivery of state-of-the-art, efficient, Green Star-rated buildings and well-designed public areas. As a privately managed precinct, Oxford Parks facilitates comprehensive security, landscaping, and service delivery to ensure seamless operations throughout the development. Complemented by the established and cosmopolitan character of Rosebank, Oxford Parks is rapidly securing a distinctive identity within the city, exemplifying the connectivity of business, life, and leisure.


Bryte

ARCHITECTURE

Modern form.
Human scale.

The architecture of Oxford Parks is defined by distinctive building forms, selective glazing features and a considered combination of natural materials.

While contemporary in design, the buildings sit harmoniously within their natural surroundings, with carefully proportioned façades, welcoming ground-floor entrances and a human scale that creates a comfortable and inviting pedestrian environment.



THE ENVIRONMENT

Nature belongs in the city.

Mature trees, cascading greenery and seasonal jacaranda blooms give Oxford Parks a distinctive character that evolves with the seasons.

Carefully maintained gardens and established planting bring colour, texture and natural beauty to the urban environment, encouraging occupiers to spend time outdoors and supporting their wellbeing throughout the working day.



THE PEDESTRIAN EXPERIENCE

Walkable by design.

Generous pedestrian servitudes create wide, landscaped spaces accommodating pedestrian walkways, dedicated cycle lanes and linear gardens, providing a natural buffer between the precinct and surrounding roads.

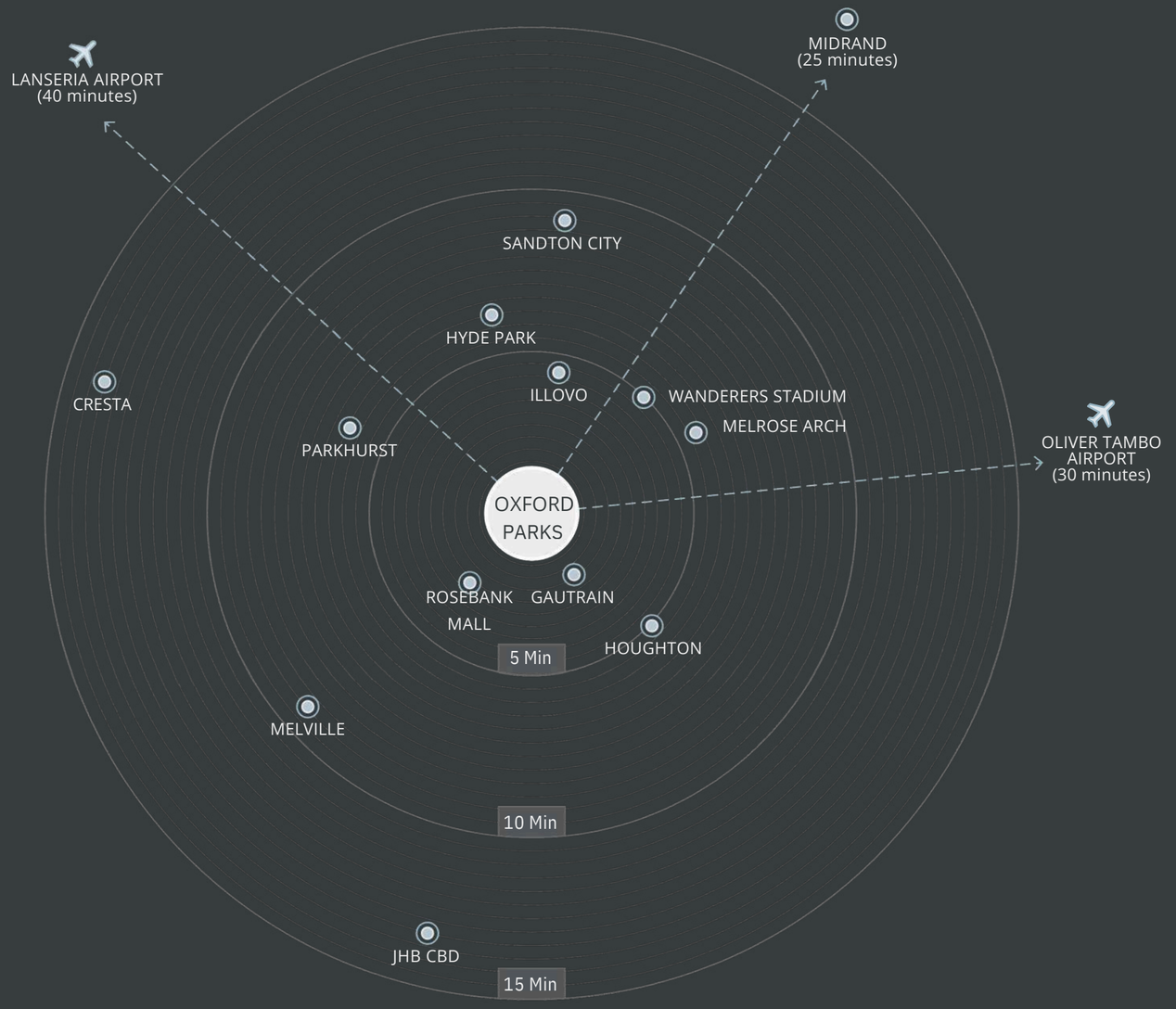
These thoughtfully designed spaces create a safe, comfortable and inviting environment, encouraging occupiers to explore the precinct on foot and enjoy convenient access to restaurants, cafés, retail and everyday amenities.

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Well connected.

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 commercial and residential area	5 Minutes
SANDTON CITY One of the largest shopping malls in Africa	9 Minutes
OLIVER TAMBO AIRPORT International airport	30 Minutes



LOCATION

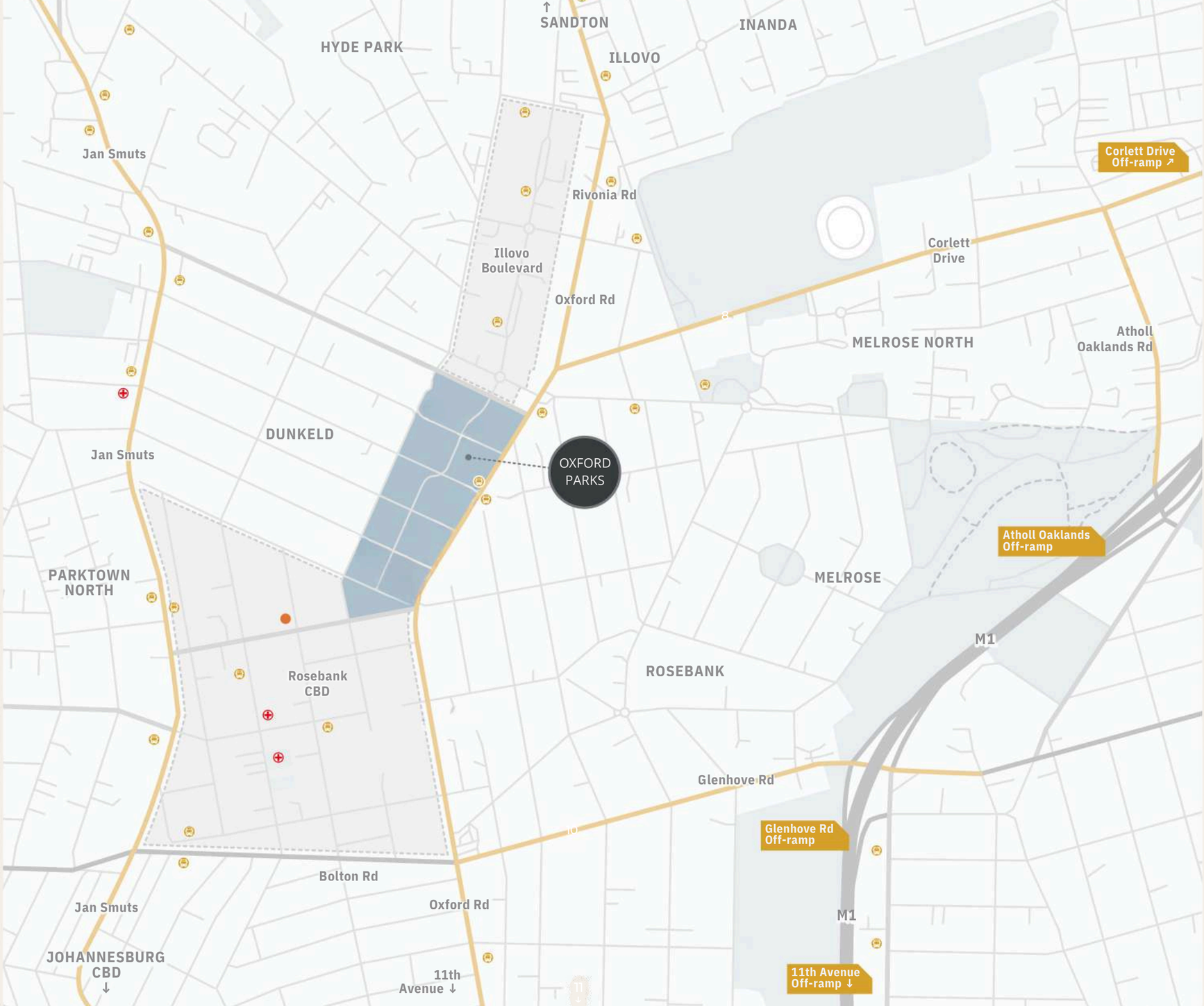
An established urban address.

4 HIGHWAY ACCESS POINTS
Easy access to M1 and major arterial routes

5-7 MIN WALK TO GAUTRAIN
Walking distance to the Rosebank Gautrain station

WALKABLE MIXED-USE PRECINCT
Business, retail and lifestyle within walking distance

IMMEDIATE ACCESS TO ROSEBANK
Connected to the CBD and wider retail node







Commercial occupiers

40+
Leading organisations

2gthr	allied Gold Corp	AngloAmerican	ARUP	Baker McKenzie.
Belgotex	BCG Boston Consulting Group	Bluerock Atlantis	bp	Convergence Partners
CREDO Wealth	Department for Business, Innovation, Science and Trade	Edelman	Enaex Africa	Gallagher Re
Giesecke+Devrient	Greenco	Heidrick & Struggles		IHS Towers of strength
INTAPROP Property Management	JLL	Lesaka Where You Are	Life Healthcare	linebooker Africa's largest freight platform
MANE	Mercuria	metier	PAYINC	PPC
R&A Strategic Communications	RED	Orion Minerals	RGA	rbh royal bafokeng holdings
sappi coming Aug 27	Sony Music	Sony Music Publishing	SpencerStuart	Spotify
tétris design×build	Universal Music Group	Valterra Platinum	WDB	Oxford Parks



Retail offerings

Curated Retail. Exceptional Dining. Integrated Lifestyle.

AFRICAN PADEL	BGR	DOUBLESHOT coffee&tea	Ethos
joy JOZI	LEVINGERS DRY CLEAN & SHOE CLINIC	MM OPTICAL	MEDDYL
Minotti	OBSCURA	oCASo	pink mama's
Qlounge	ROSEMILL	SKINrenewal	THAI TABLE
THE COURIER GUY	F S 8 PILATES·TONE·YOGA	ukhu	ZEDMEN


STOP
STOP
55 EASTWOOD ROAD

A closer look at the development.

44 Cradock Avenue presents a new development opportunity comprising approximately 7,000 m^2 of space across five storeys, consisting of a ground floor and four upper floors.

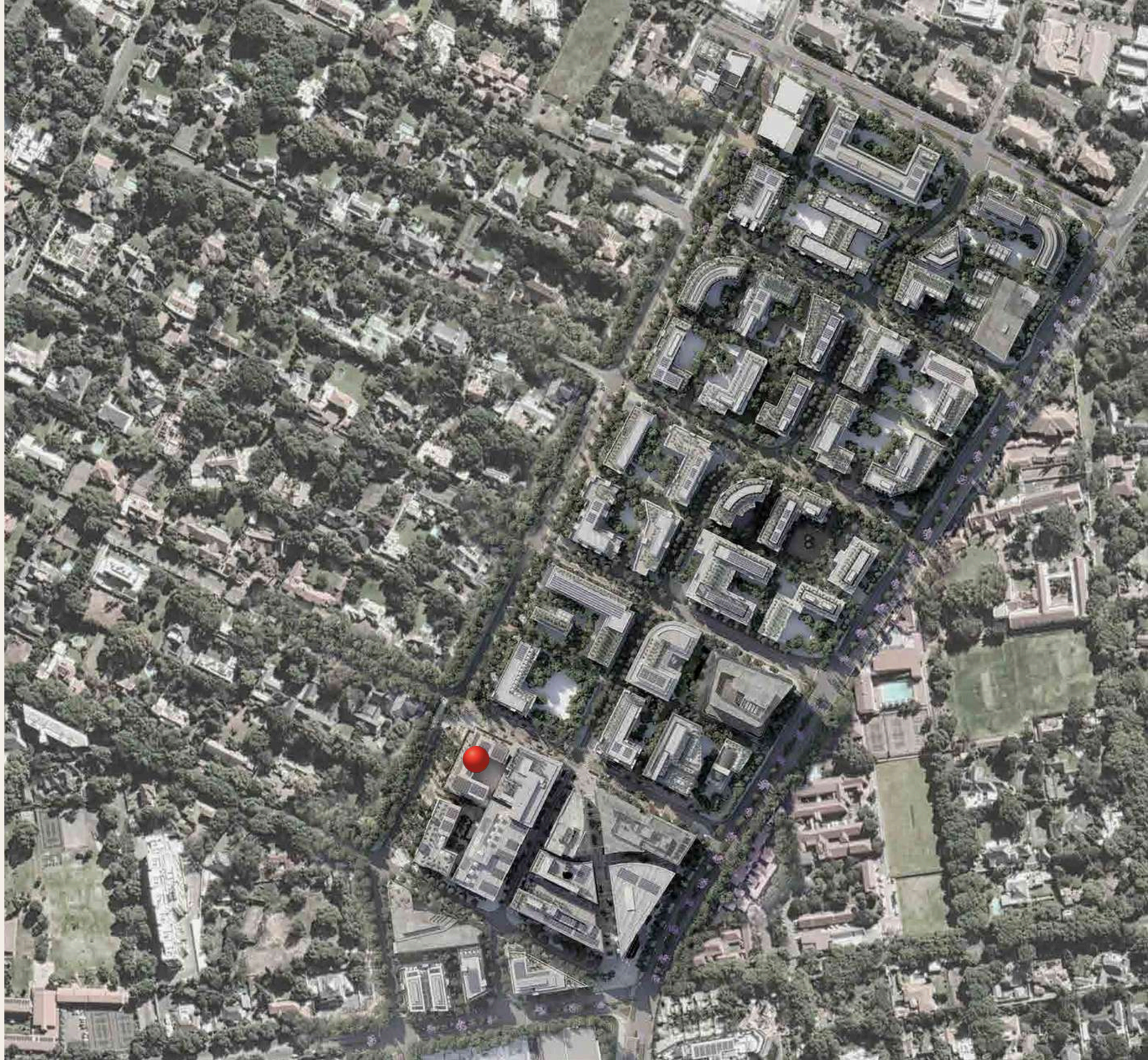
The development offers an opportunity to accommodate a single occupier or multiple tenants, subject to the final design and configuration.



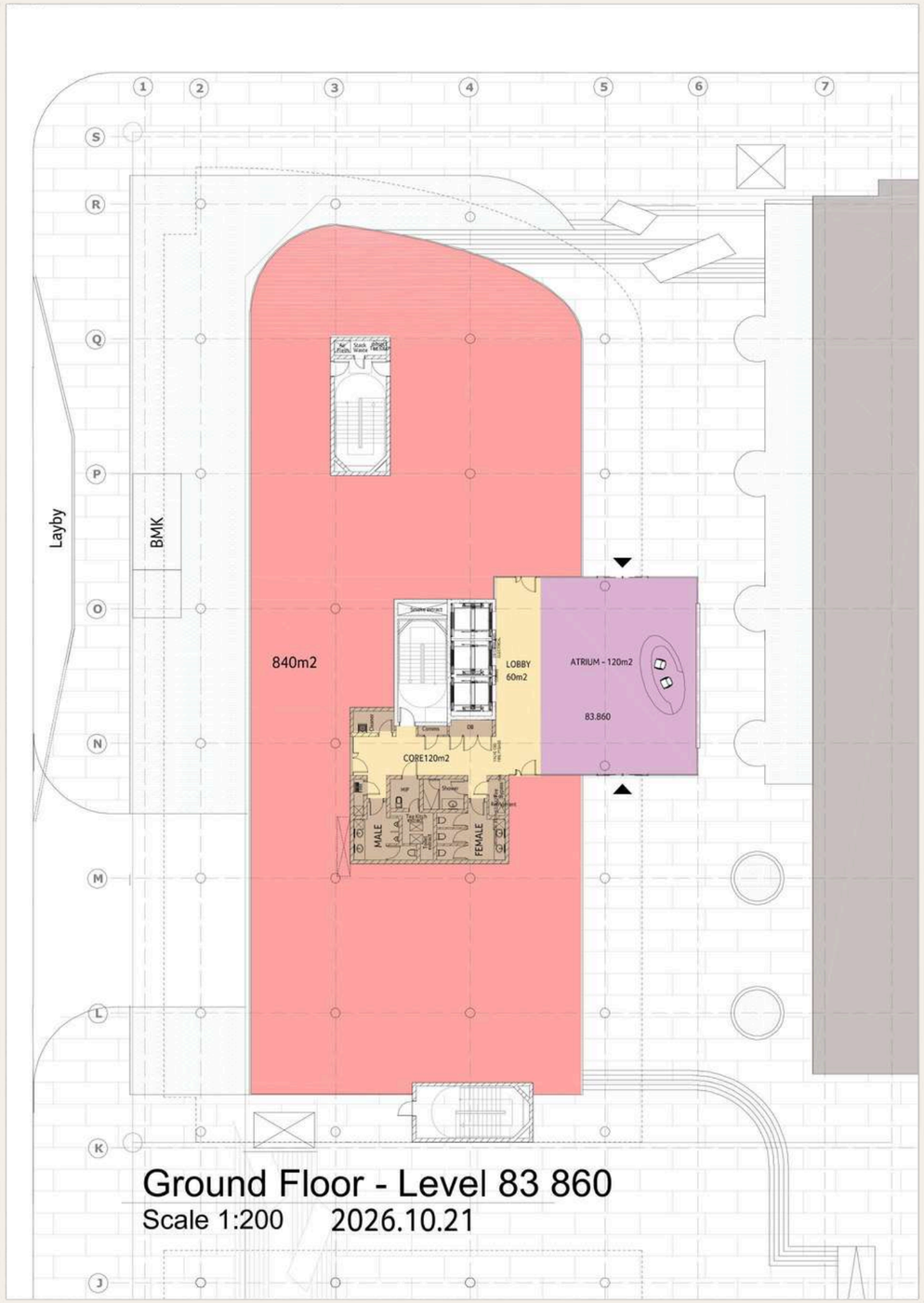


BUILDING LOCATION

44 Cradock

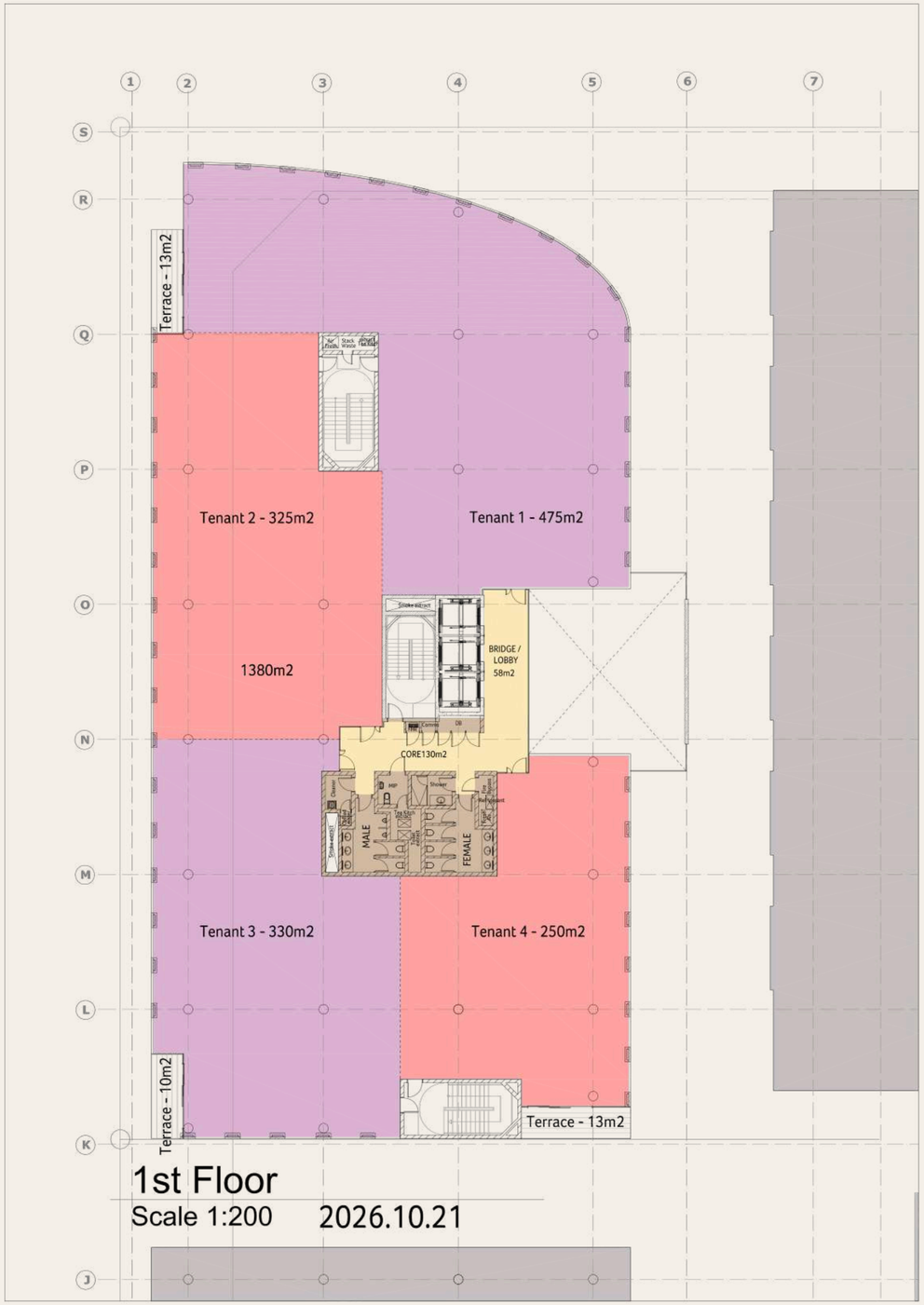


ground floor



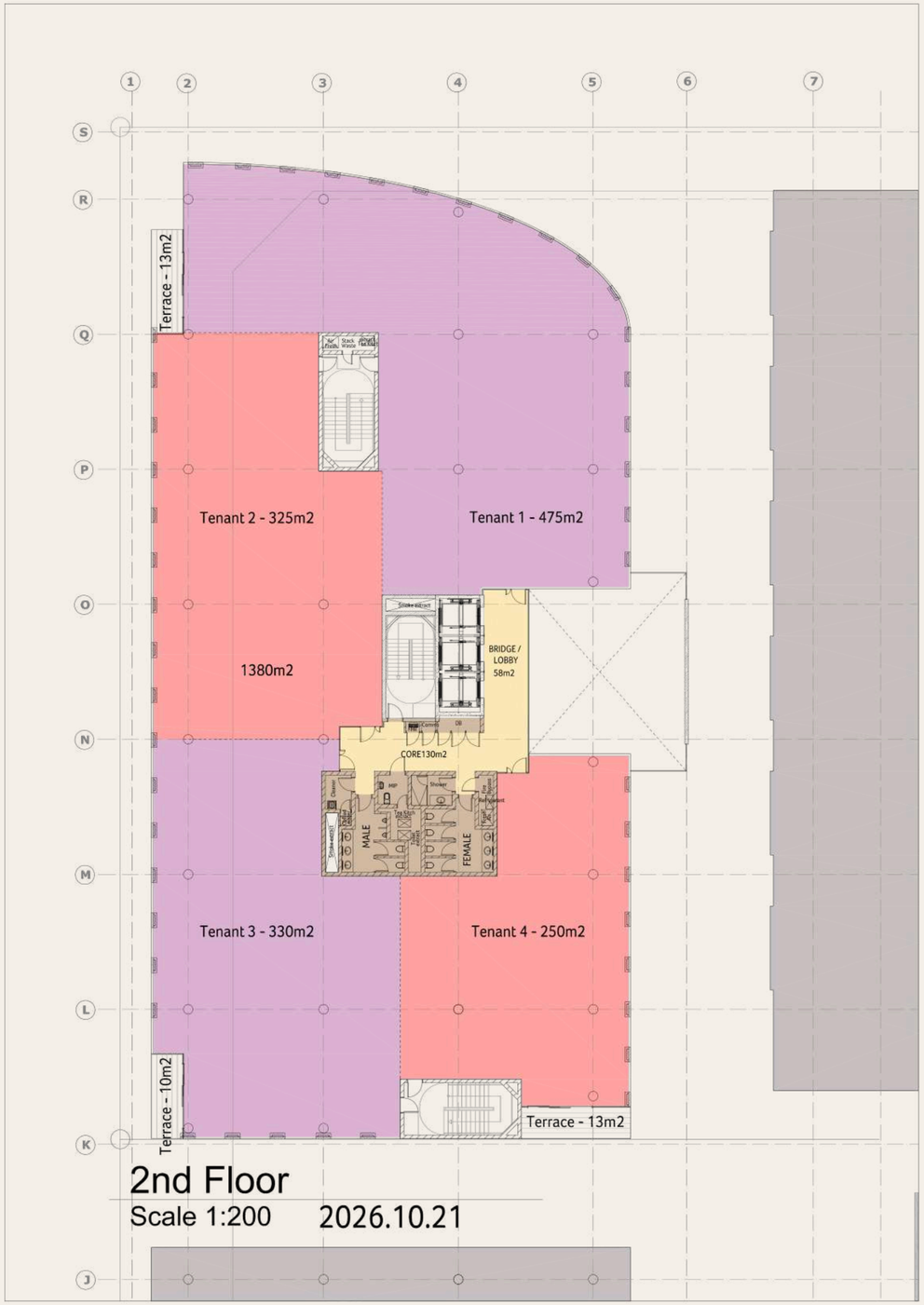
FLOOR PLANS

first floor



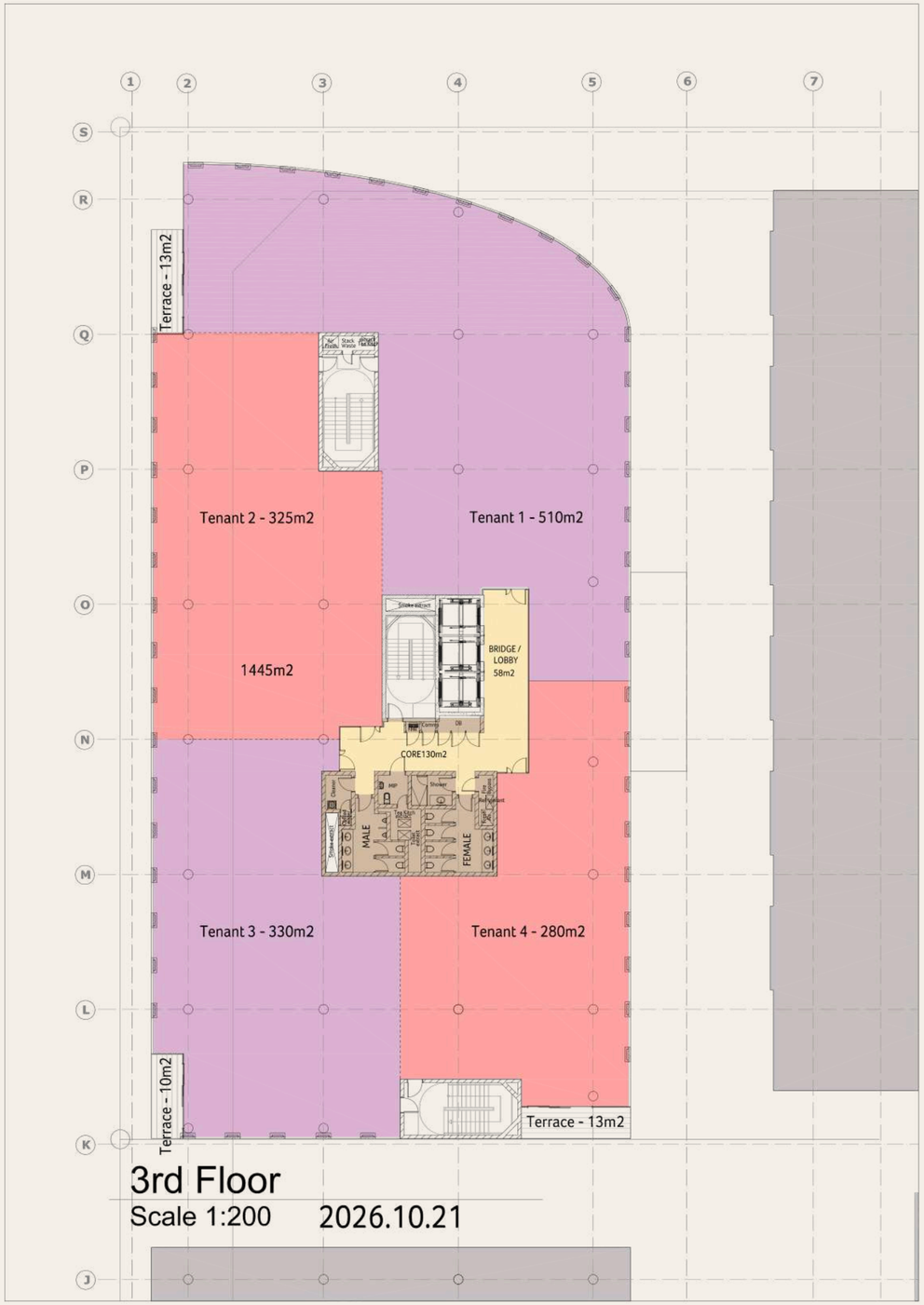
FLOOR PLANS

second floor



FLOOR PLANS

third floor



FLOOR PLANS

fourth floor



THE OXFORD PARKS ADVANTAGE

A considered place to work.

A successful workplace address extends beyond the leased floor plate. Oxford Parks combines architectural quality with a landscaped environment and active ground-level destinations.

It is this relationship between buildings and the spaces around them that gives the precinct its distinctive character.



CONTACT US

With thanks.

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developed by
INTAPROP

OXFORD PARKS

