



4 PARKS  
BOULEVARD

OXFORD  
PARKS





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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**.





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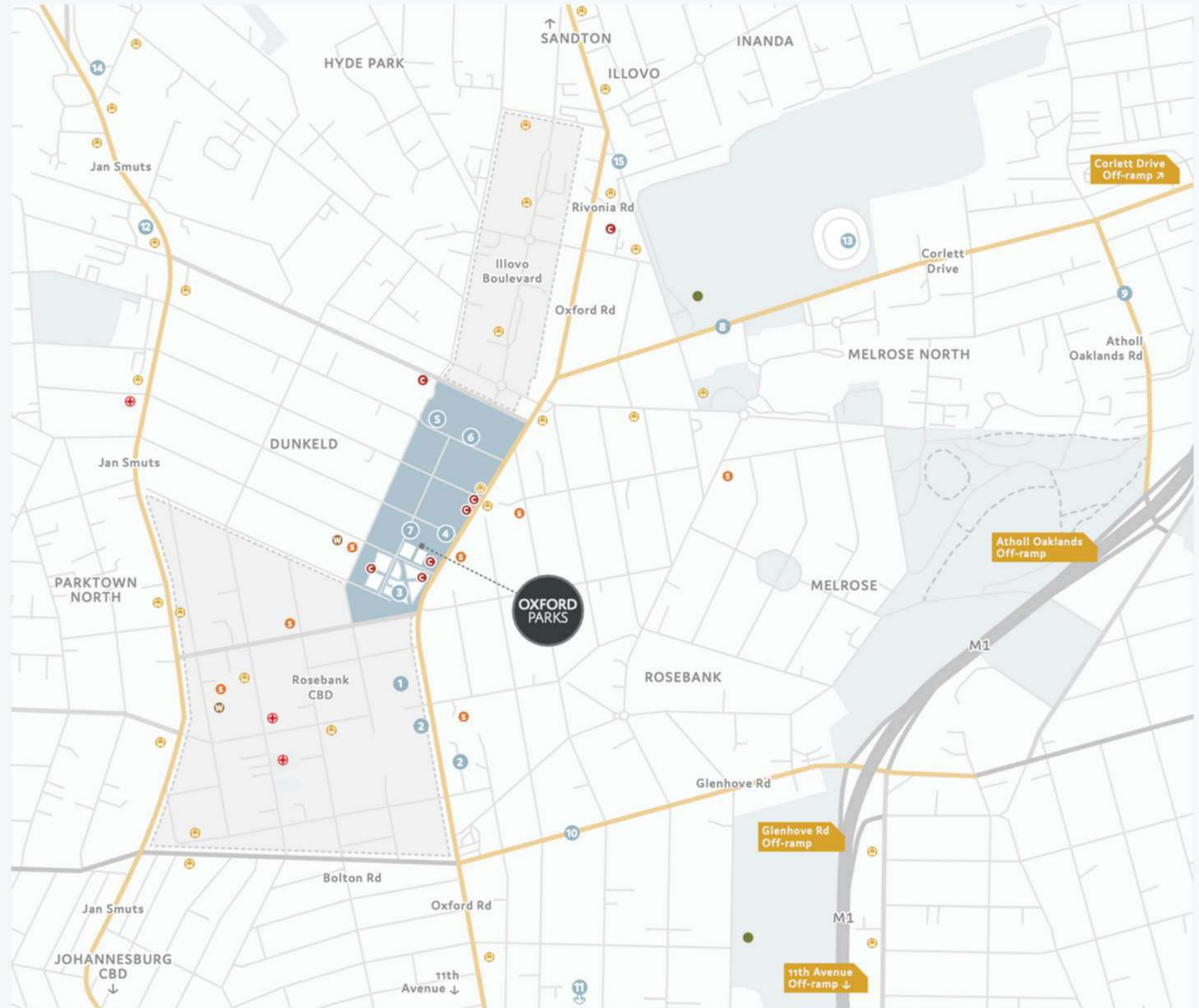


# PERFECTLY LOCATED

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              | Golf Courses                    | Places of Worship |
| Schools                         | Hospitals                       |                   |
| Commercial Offices              |                                 |                   |
| 1 Rosebank Retail               | 9 Athol Oaklands Road           |                   |
| 2 Rosebank Gautrain station     | 10 Glenhove Road                |                   |
| 3 Radisson RED                  | 11 11th Avenue                  |                   |
| 4 Planned Commercial HQ         | 12 Dunkeld West Shopping Centre |                   |
| 5 The Village                   | 13 Wanderers Stadium            |                   |
| 6 Villoresi Office Park         | 14 Hyde Park Shopping Centre    |                   |
| 7 Planned express grocery store | 15 Thrupps Illovo Centre        |                   |
| 8 Corlett Drive                 |                                 |                   |







Transitions



PARKING

ENTRANCE 2



# 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

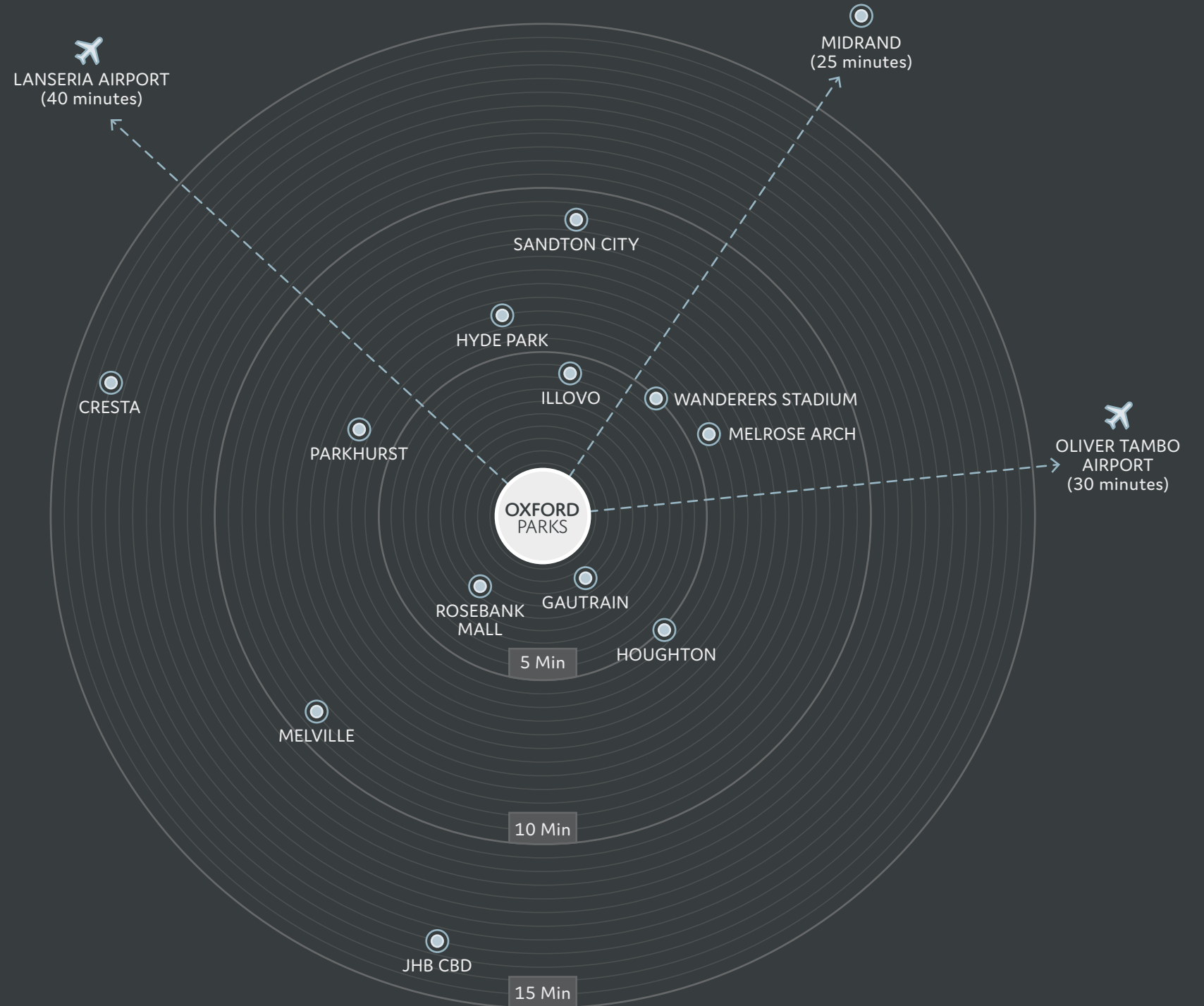
5 Minutes
- ROSEBANK RETAIL**  
Houses over 200 shops and restaurants

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

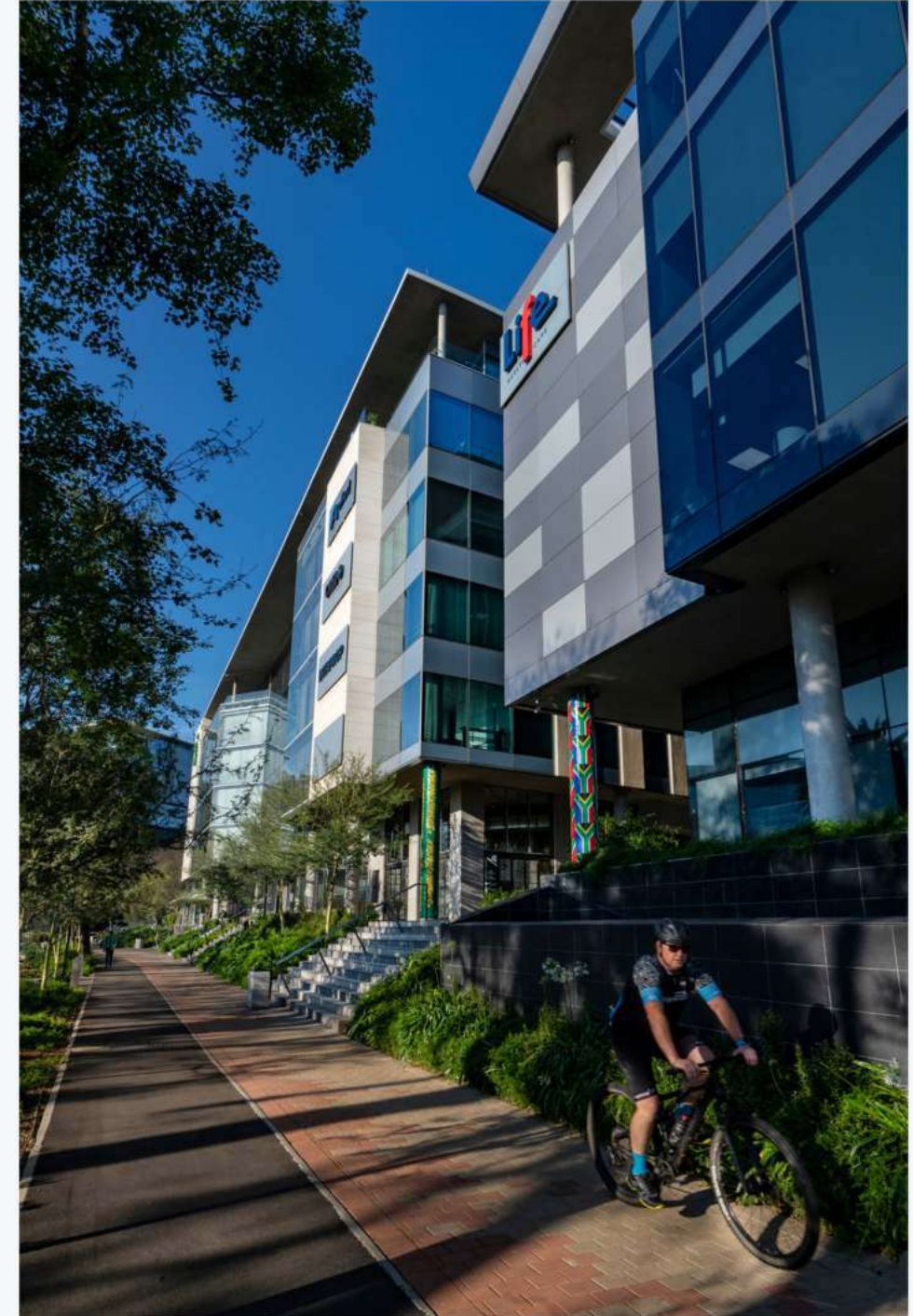
30 Minutes





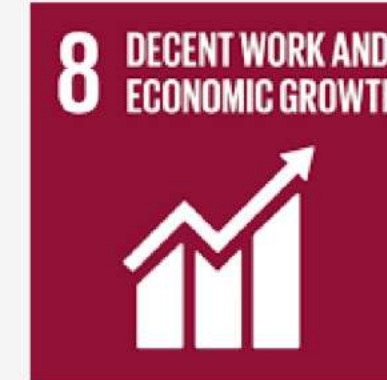
# PRECINCT CONCEPT

- 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





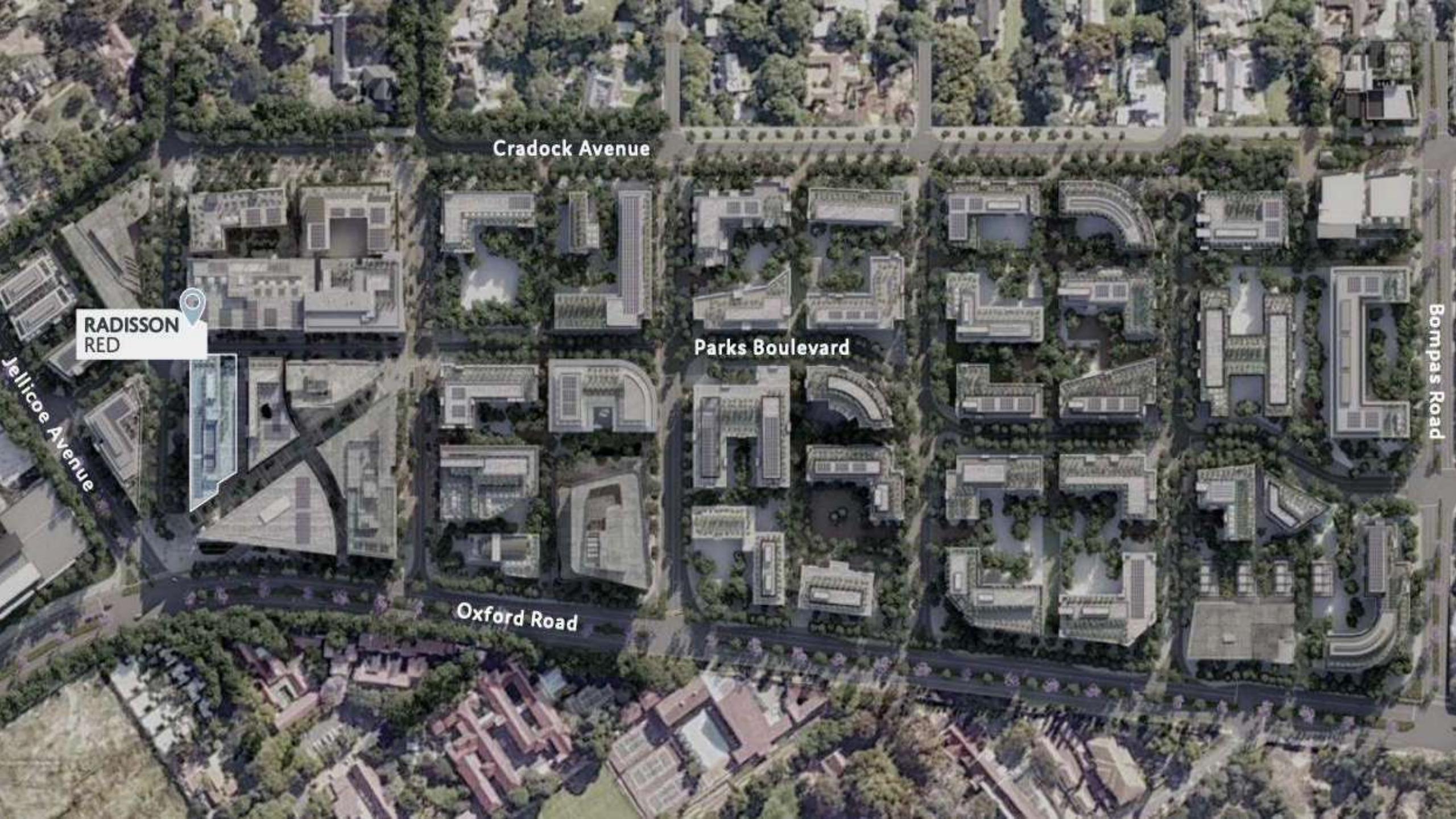
# ESG PRINCIPLES











Cradock Avenue

 **RADISSON  
RED**

Parks Boulevard

Oxford Road

Bompas Road

Jellicoe Avenue





RED

Zebra













RED

Radisson

RED  
Radisson

DEV





















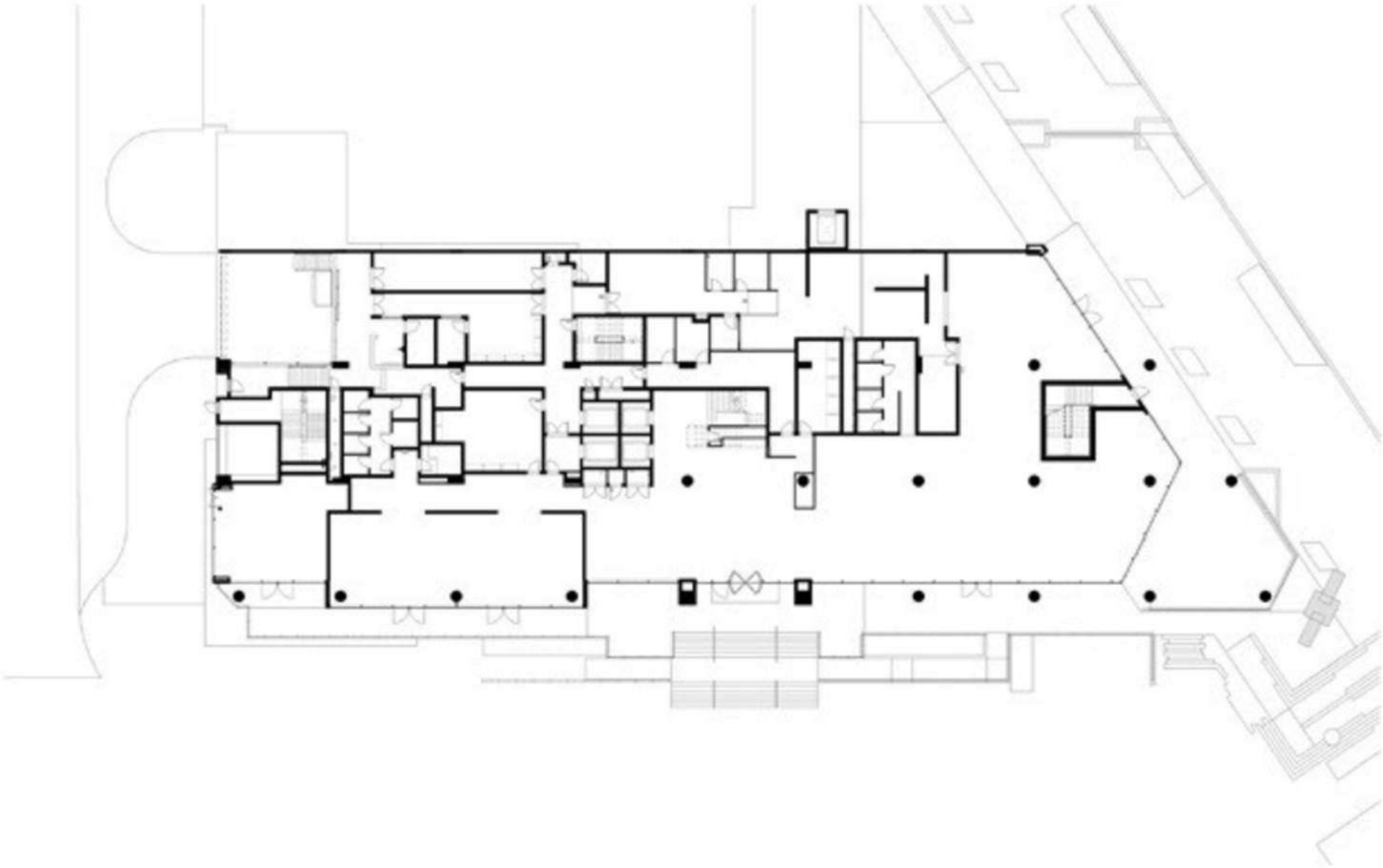
**RED**

- < ENTRANCE
- < RESTAURANT
- < RED ROOF BAR



# FLOORPLANS

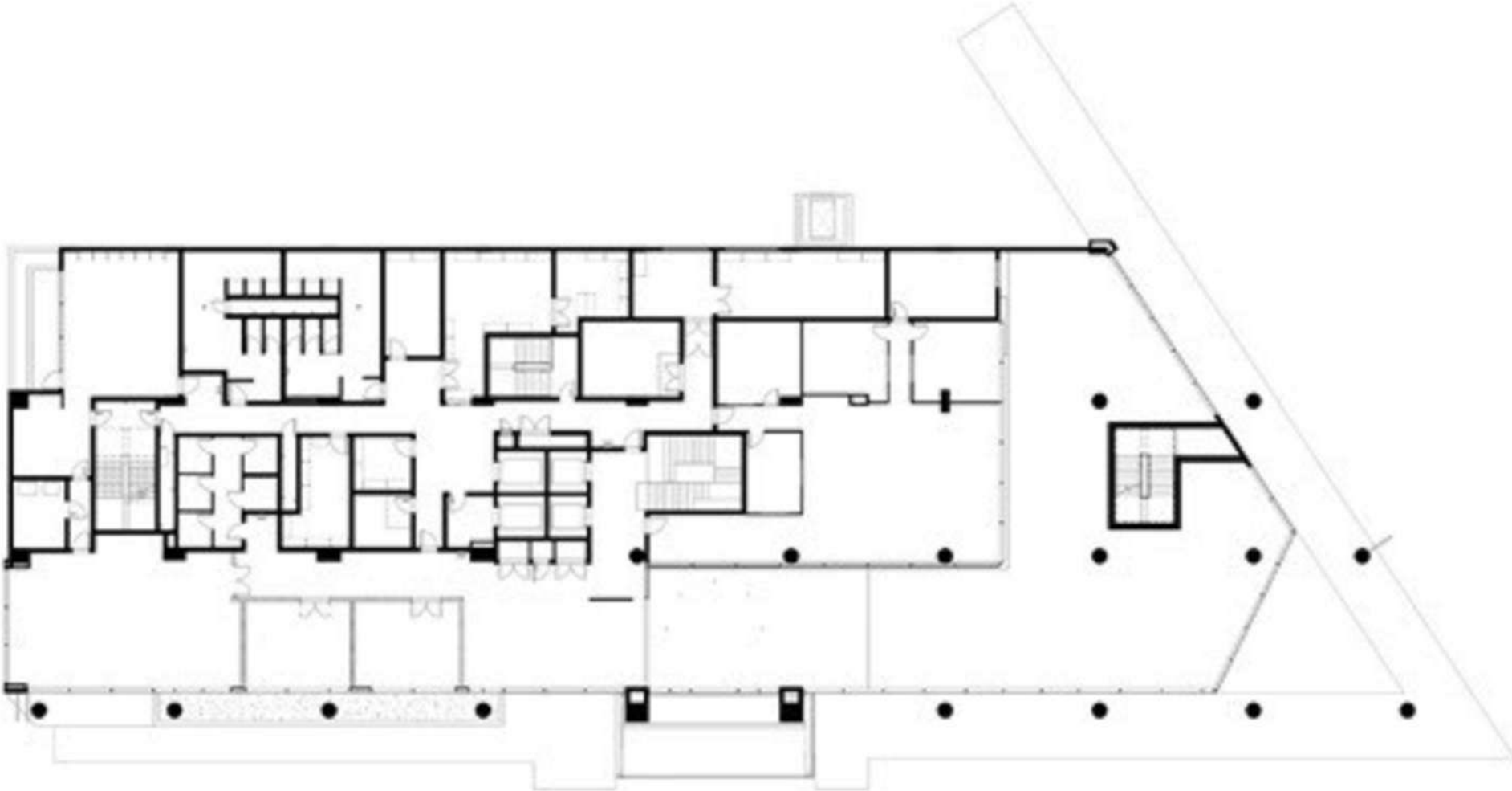
## GROUND FLOOR





# FLOORPLANS

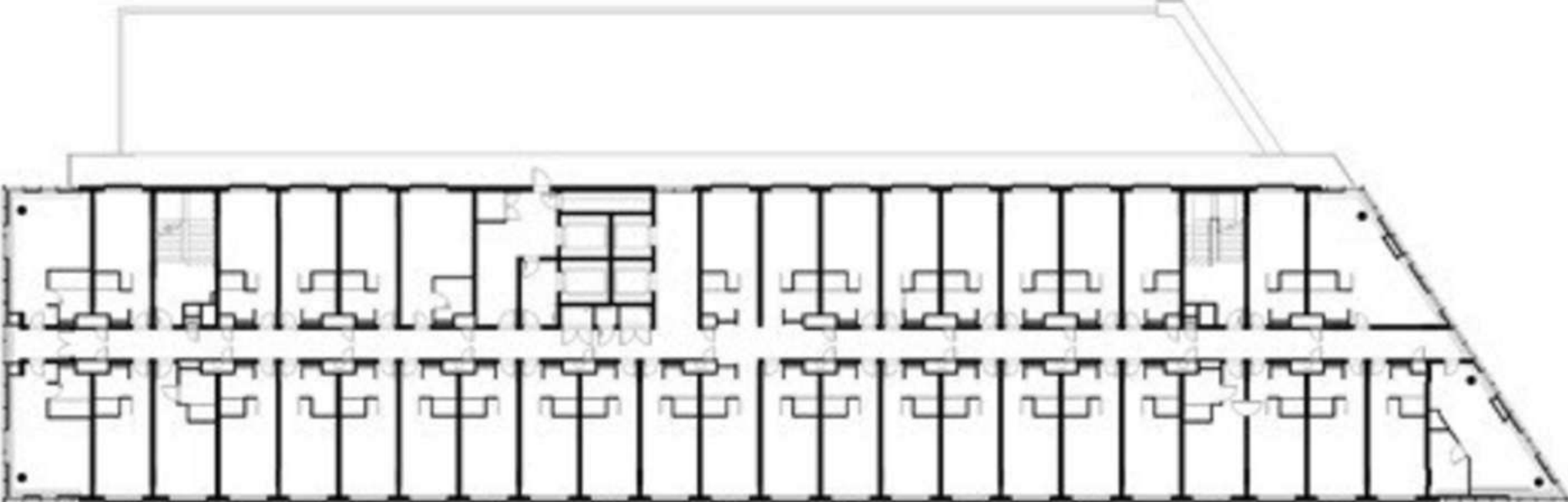
## FIRST FLOOR





# FLOORPLANS

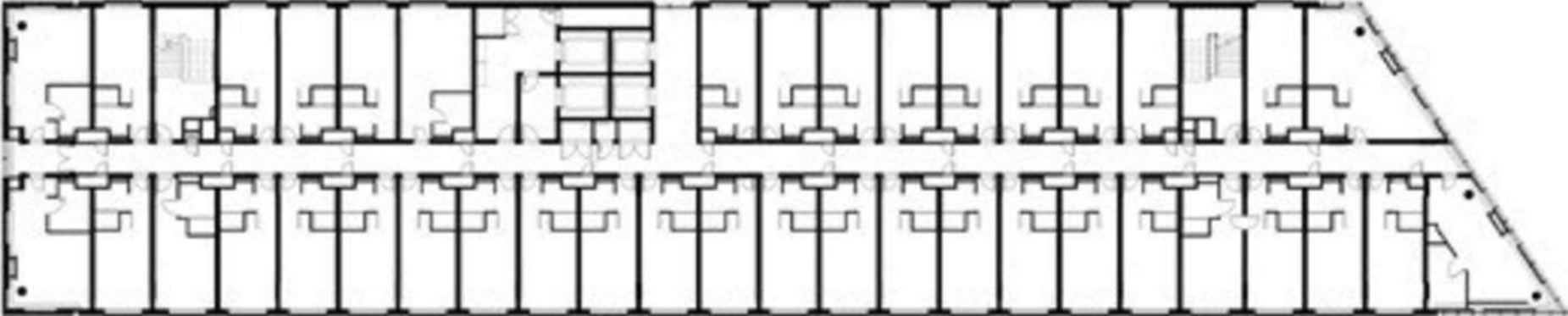
## SECOND FLOOR





# FLOORPLANS

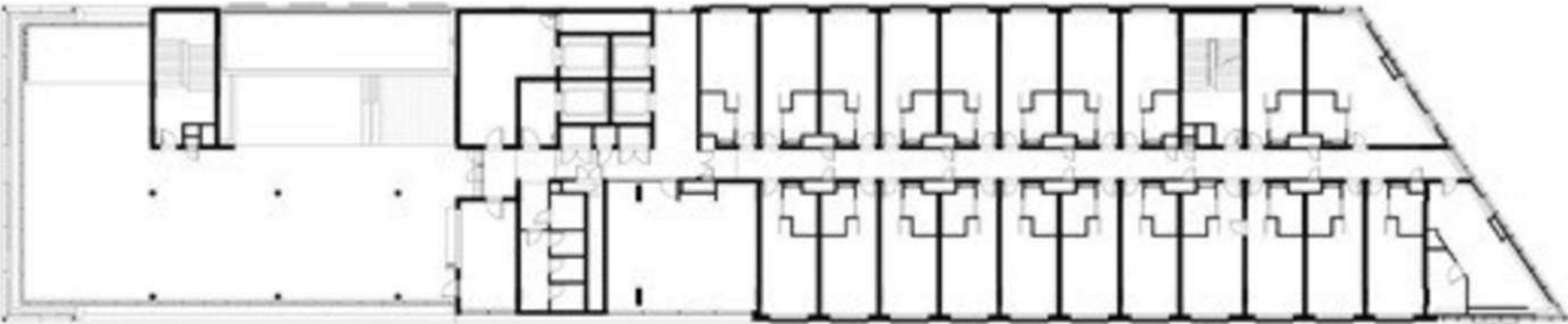
THIRD - SIXTH FLOOR





# FLOORPLANS

## SEVENTH FLOOR





# FLOORPLANS

## ROOF PLAN





# COMPLETED & CURRENT DEVELOPMENTS



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



4 Parks Blvd | Aug 2021  
Radisson RED Hotel



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



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 Renewal,  
and Intaprop



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



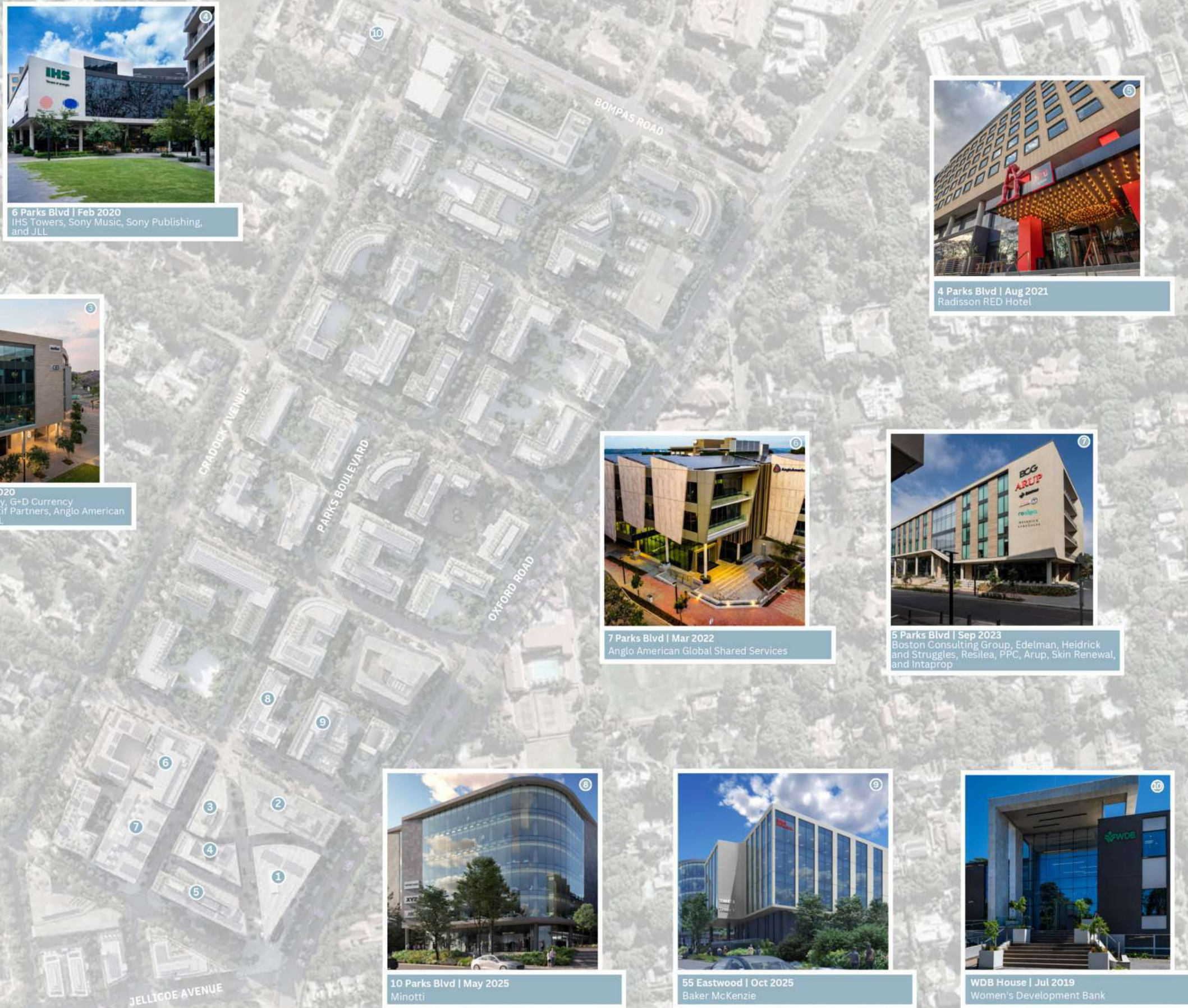
10 Parks Blvd | May 2025  
Minotti



55 Eastwood | Oct 2025  
Baker McKenzie



WDB House | Jul 2019  
Women's Development Bank





# Commercial Tenants





Retail  
Tenants

**Minotti**  
JOHANNESBURG

**Qbar**  
by QUOIN ROCK

**DOUBLESHOT**  
— coffee&tea —

**Qsushi**  
by QUOIN ROCK

**le fleur**  
CAFÉ

SKIN**renewal**

LIVY'S

**THE POT**  
— LUCK CLUB

GIN-EATERY  
**011**

SHORTMARKET  
THE CLUB  
88 SHORTMARKET STREET

**OBSCURA**

**Ethos**

**AFRICA**  
**PADEL**

**MM**  
&  
**OPTICAL**

**AGB**

**ZEDMEN**

**LEVINGERS**  
DRY CLEAN & SHOE CLINIC

**joyJOZI**

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"> <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> |
|---|--|---|



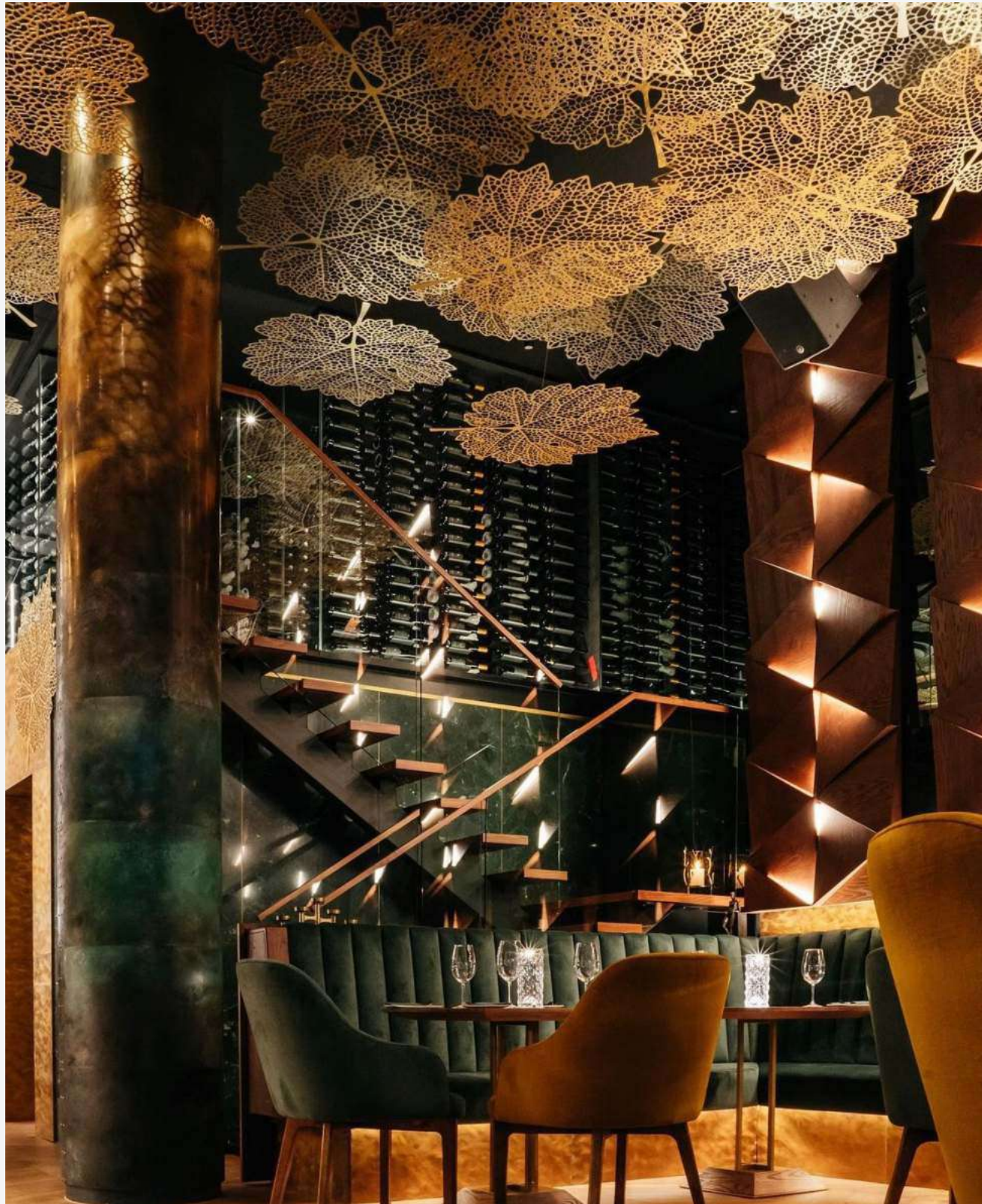


# OXFORD PARKS IMMEDIATE AMENITIES

- 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



**IHS**  
Towers of strength



SONY MUSIC



SONY MUSIC  
SINGAPORE

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