

An architectural rendering of a modern, multi-story building with a prominent corner and large glass windows. The building is set against a blue sky with white clouds. In the foreground, there are trees, a sidewalk, and a street with a car and several people walking. The overall scene is bright and clear.

# 10 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**. 10 PARKS BOULEVARD WILL BE NO EXCEPTION TO THE HIGH QUALITY DEVELOPMENT FINISH THAT OXFORD PARKS PRIDES ITSELF ON.





meier

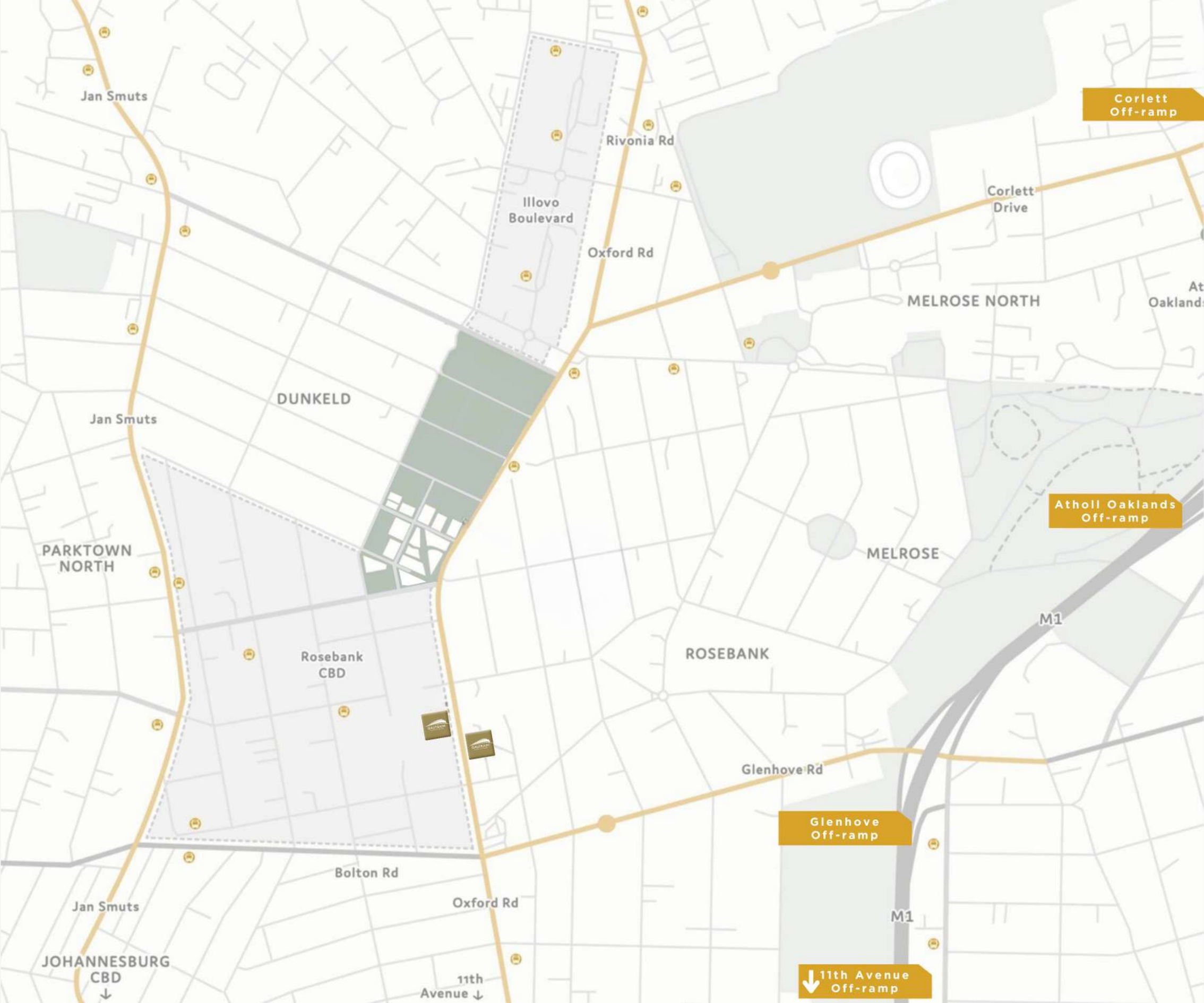


8

8



PERFECTLY  
LOCATED







SONY MUSIC



SONY MUSIC PUBLISHING

ARUE

SONY MUSIC PUBLISHING





PARKING

ENTRANCE 2

Transitions

PRADA

PRADA

200  
200  
200  
200  
200



# 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

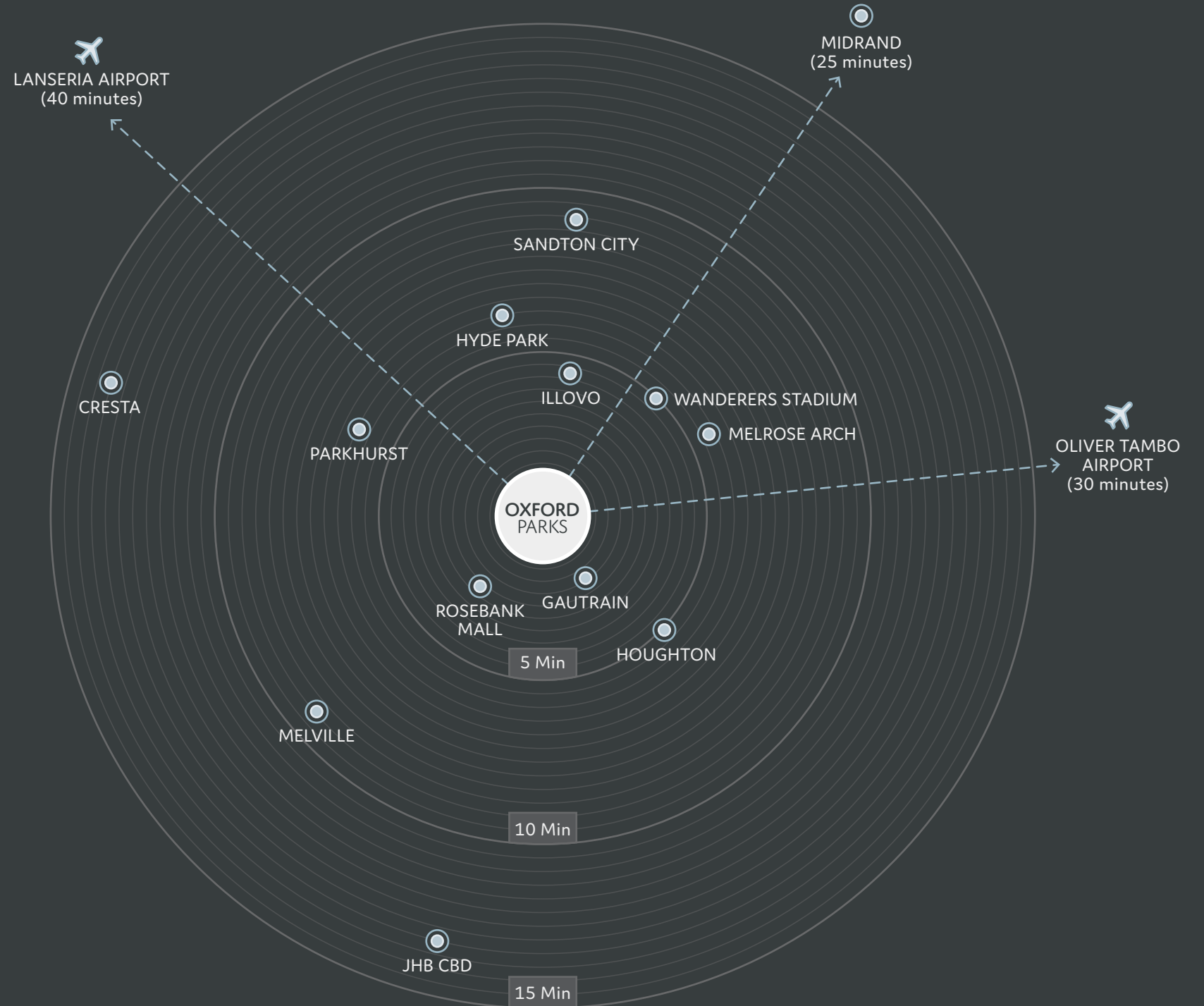
5 Minutes
- ROSEBANK RETAIL**  
Houses over 200 shops and restaurants

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

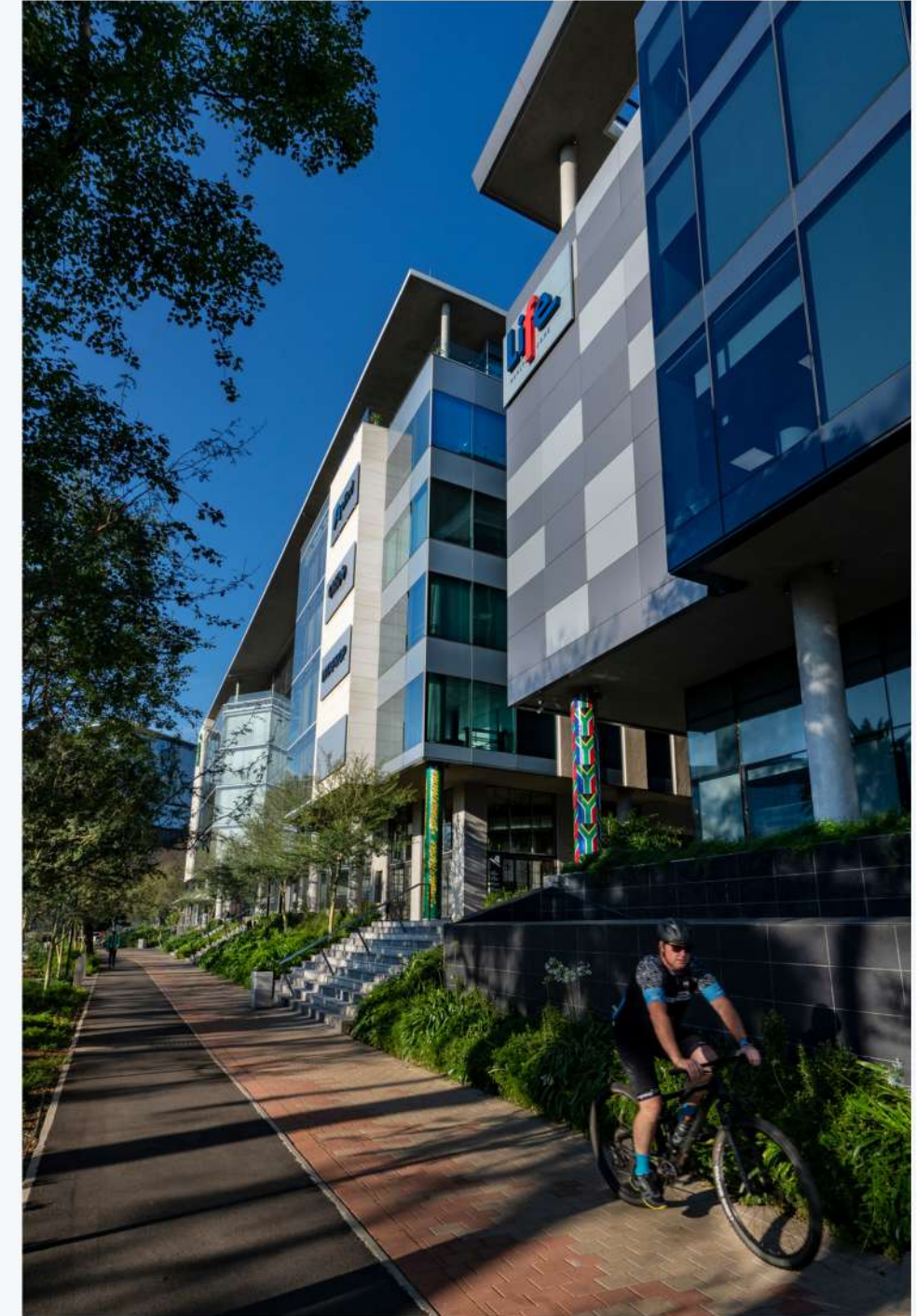
30 Minutes





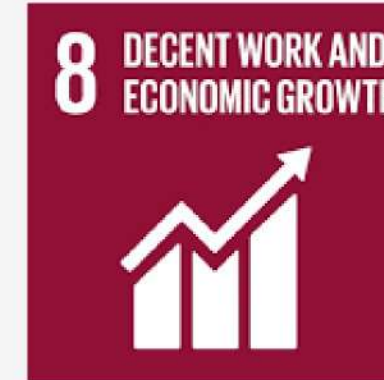
# PRECINCT CONCEPT

- 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





# 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.









Life  
Healthcare

STOP

STOP





OXFORD PARKS

XYZ

ABC

MEAT AND CHEESE





















Baker  
McKenzie.





1 INTAPROP GLH	3 JO SOAP JOHN DOE
2 INTAPROP GLH	4 JO SOAP JOHN DOE







1 INTAPROP GLH	3 JO SOAP JOHN DOE
2 INTAPROP GLH	4 JO SOAP JOHN DOE



# FLOORPLANS

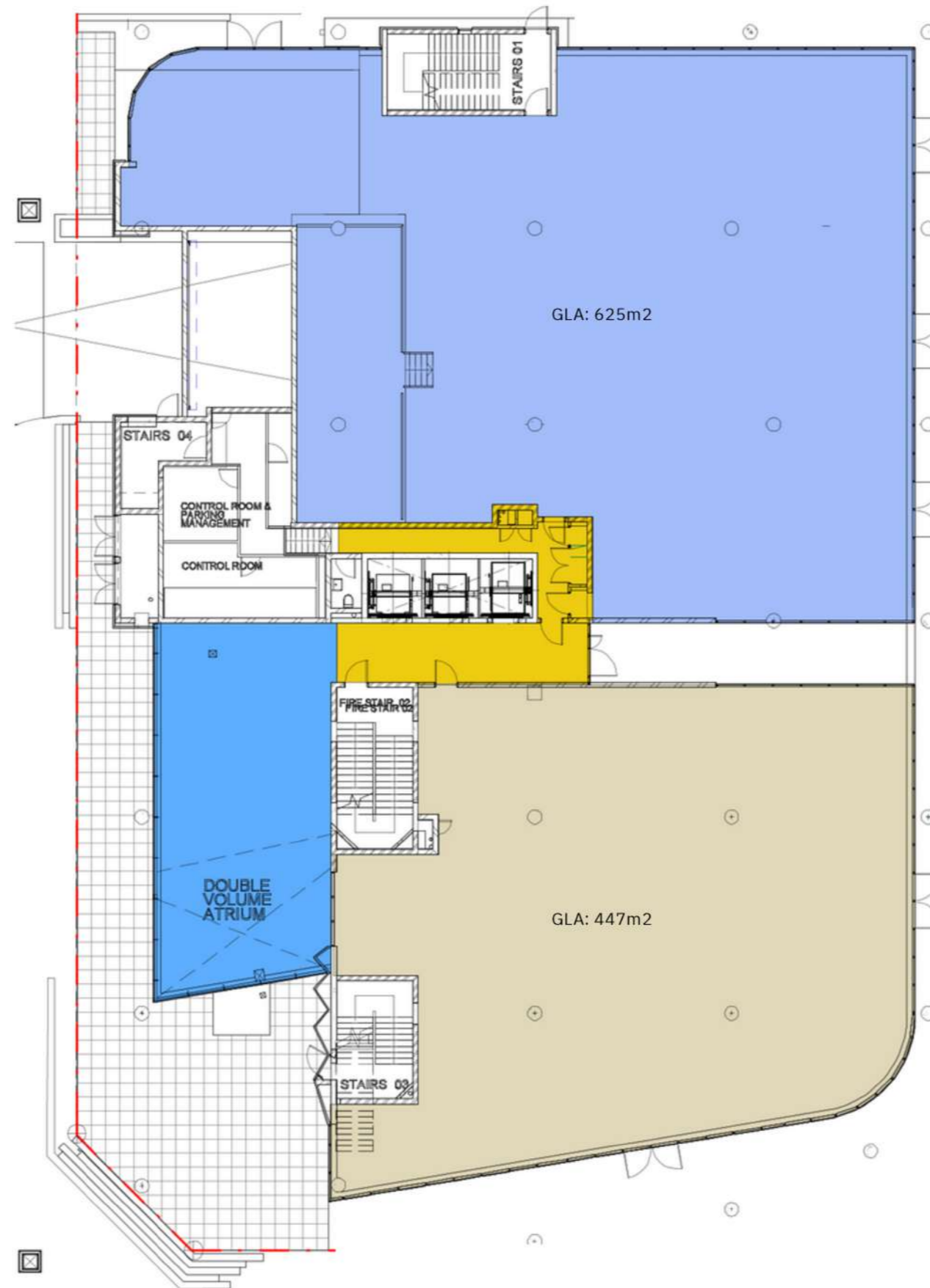
## SITE PLAN





# FLOORPLANS

## GROUND FLOOR





# FLOORPLANS

## FIRST FLOOR





# FLOORPLANS

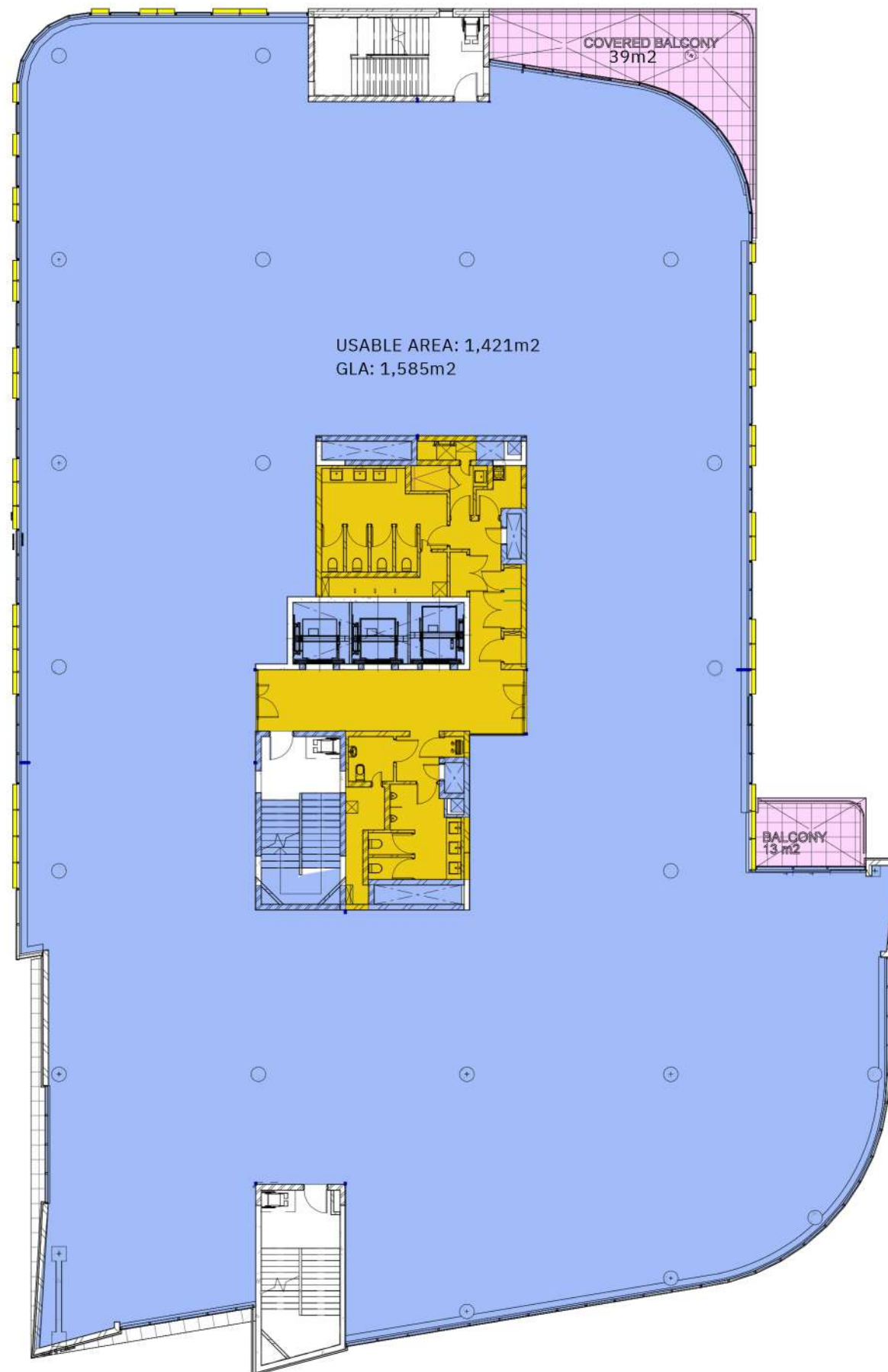
## FIRST FLOOR





# FLOORPLANS

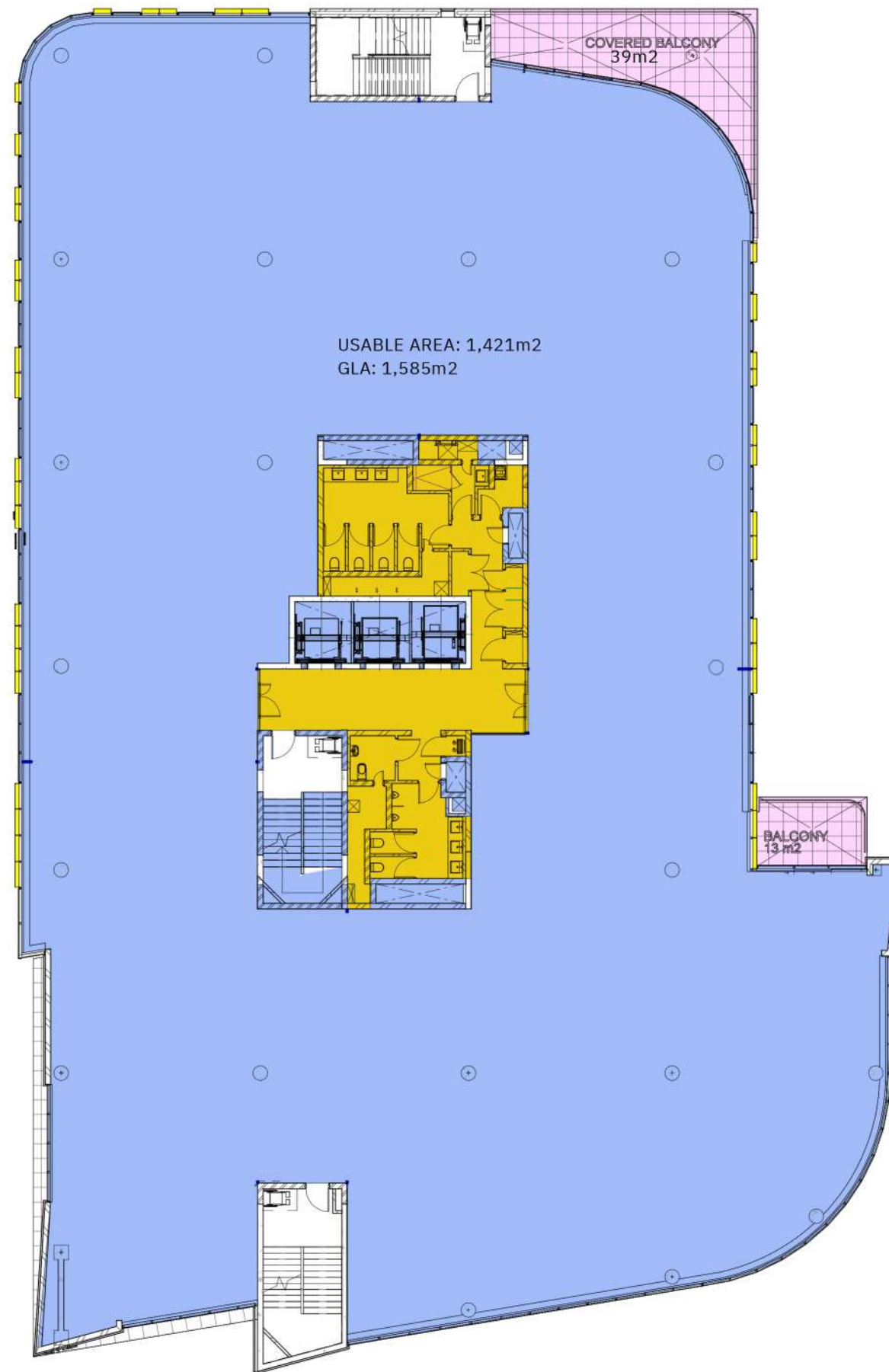
## SECOND FLOOR





# FLOORPLANS

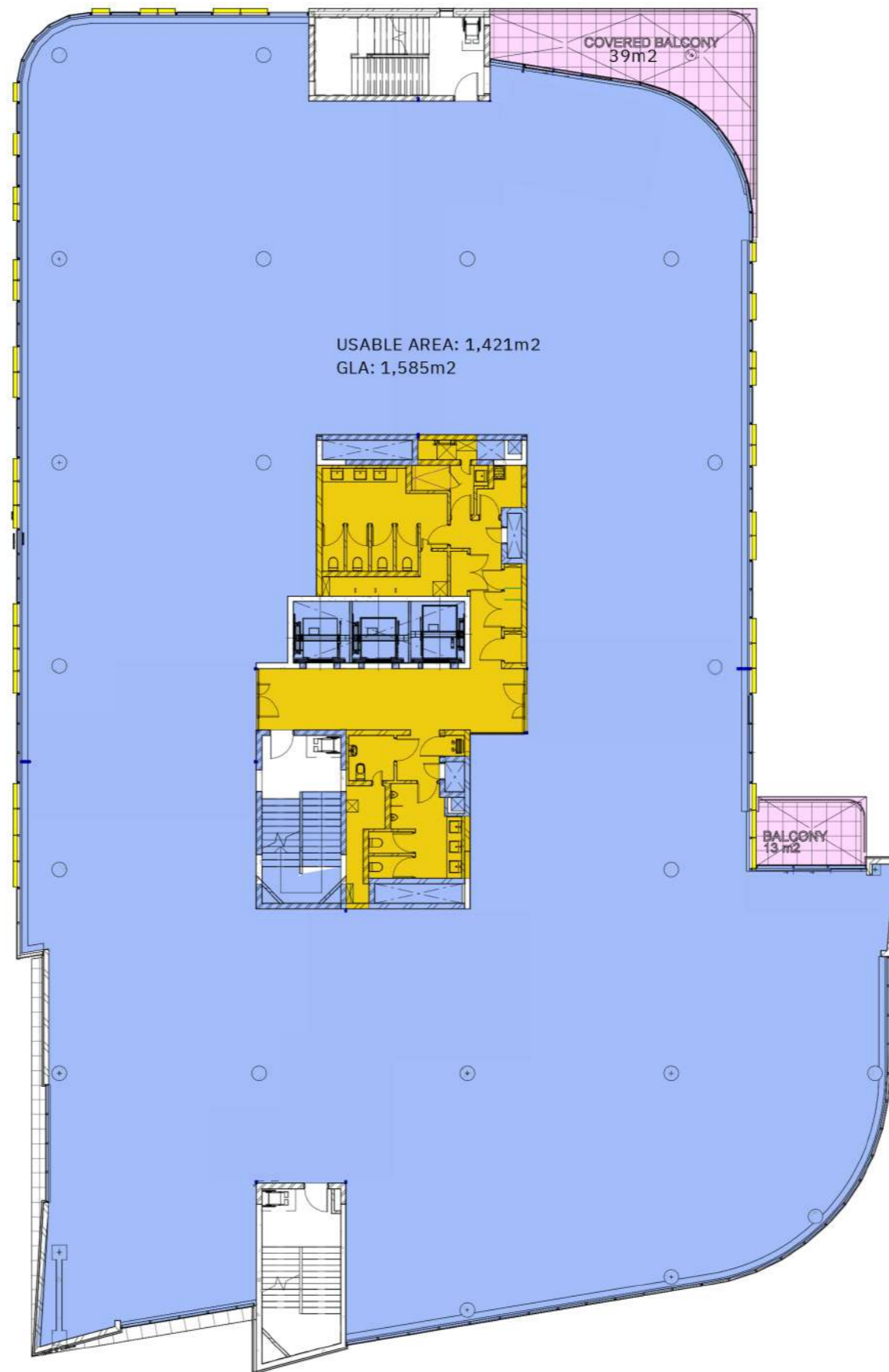
## THIRD FLOOR





# FLOORPLANS

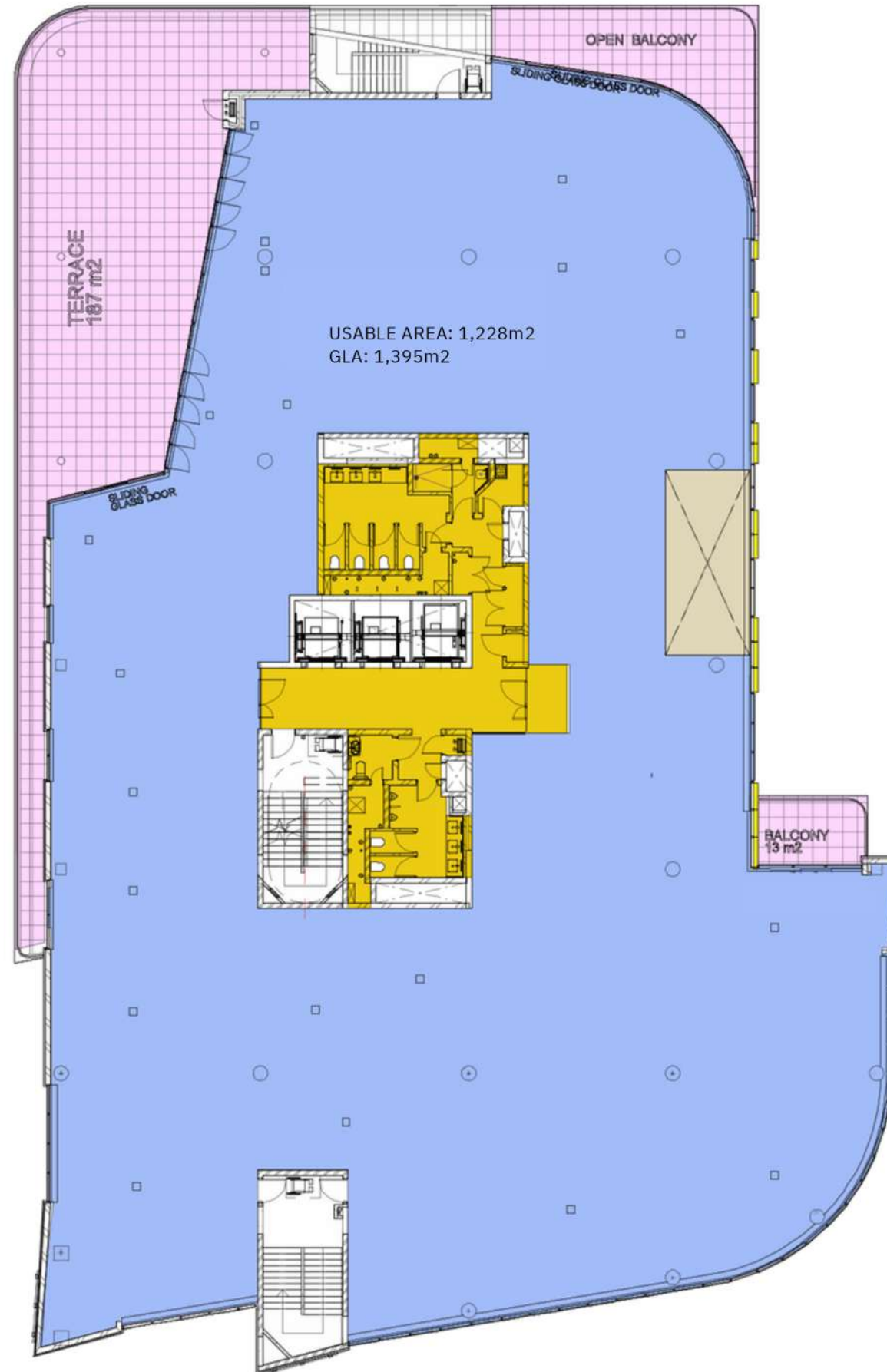
## FOURTH FLOOR





# FLOORPLANS

## FIFTH FLOOR





## 10 PARKS AREA SCHEDULE

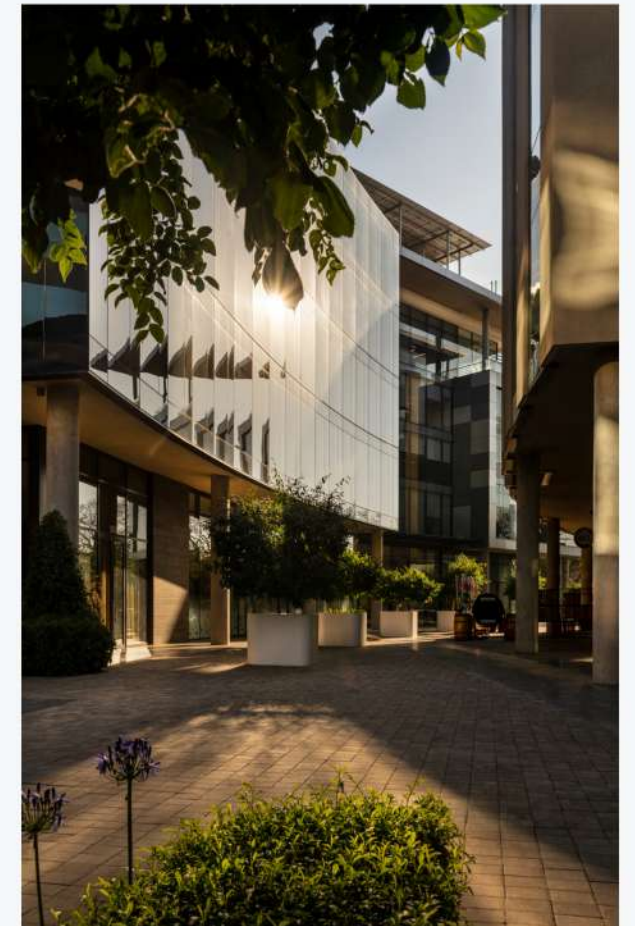
FLOORS	OFFICE GROSS LETTABLE AREA	USABLE AREA	TERRACE AREA	RETAIL AREA
Floor 5	1395	1228	238	
Floor 4	1585	1421	52	
Floor 3	1585	1421	52	
Floor 2	1585	1421	52	
Floor 1	1401	1250	255	
Ground Floor		118		1072
Basement 1				
Basement 2				
Basement 3				
<b>TOTALS</b>	<b>7551</b>	<b>6859</b>	<b>649</b>	<b>1072</b>
<b>TOTAL BUILDING COMMERCIAL + RETAIL AREA</b>	<b>8623</b>			



# Building Highlights

Situated in the Oxford Parks Precinct which forms part of the greater Rosebank area, the iconic premier node in Johannesburg

- **Premium** Grade
- Highly **accessible** access and egress
- Multi modal **transport** in the Precinct
- Part of a **privately managed** city improvement district
- Unique and compelling **urban environment**
- **7min walk** to the **Gautrain** and **Rosebank Mall** 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**
- **BMS** and other control points **measuring all consumables**





# COMPLETED & CURRENT DEVELOPMENTS



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



4 Parks Blvd | Aug 2021  
Radisson RED Hotel



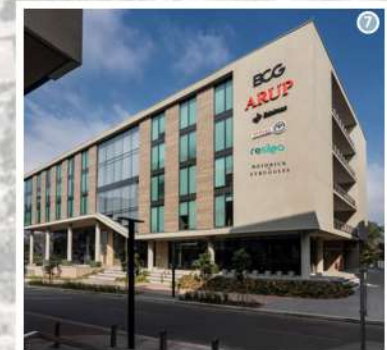
203 Oxford | Jan 2021  
Life Healthcare HQ



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



7 Parks Blvd | Mar 2022  
Anglo American Global Shared Services



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



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



3 Parks Blvd | Jun 2026  
Royal Bafokeng Holdings



10 Parks Blvd | May 2025  
BankServ, Convergence Partners, Spencer Stuart, Minotti



55 Eastwood | Sep 2025  
Baker McKenzie, Universal Music



WDB House | Jul 2019  
Women's Development Bank





# COMMERCIAL TENANTS

**Baker  
McKenzie.**

**tétris**  
design × build



**Life** Healthcare

SpencerStuart



**ARUP**

metier



resilea

HEIDRICK & STRUGGLES

**-INSTINCTIF**  
PARTNERS



**INTAPROP**  
PROPERTY DEVELOPMENT  
AND INVESTMENT



# RETAIL & AMENITIES

**DOUBLESHOT**  
— coffee & tea —

joyJOZI

**OCASO**  
BAR & EATERY



**Minotti**  
JOHANNESBURG

**MM**  
&  
OPTICAL

pink mama's



SKIN **renewal**



le fleur  
CAFÉ

Ethos

**ZEDMEN**



**LEVINGERS**  
DRY CLEAN & SHOE CLINIC

**The Baron**  
BAR & GRILL - EST 1993

**RED**  
Radisson



OBSCURA



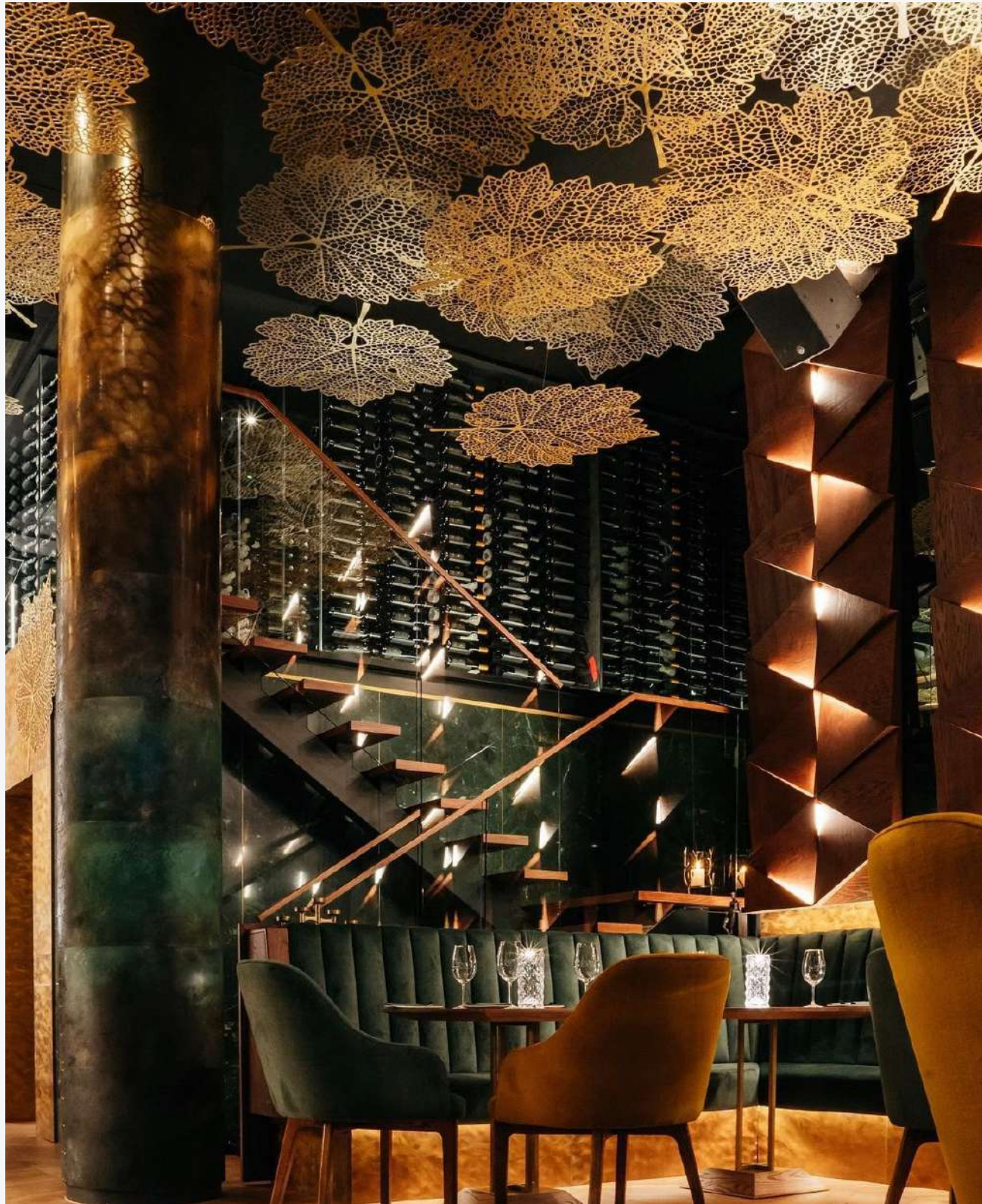


# OXFORD PARKS IMMEDIATE AMENITIES

- 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



EPIC MUSIC GROUP

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**INTAPROP**

PROPERTY DEVELOPMENT  
AND INVESTMENT

## CONTACT

Tel: 011 731 1900

E-mail: [info@intaprop.co.za](mailto:info@intaprop.co.za)

Web: [www.intaprop.co.za](http://www.intaprop.co.za)

Physical address: Intaprop, Ground Floor,  
5 Parks Boulevard, Oxford Parks, Dunkeld



An aerial photograph of a modern, multi-story building with a prominent green roof. The building features large glass windows and a curved facade. The surrounding area includes trees and other buildings, suggesting an urban or campus environment. The sky is blue with scattered white clouds.

**LIFE CONNECTED**

**OXFORD  
PARKS**

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