



199 OXFORD

**OXFORD
PARKS**



CONTENTS

- INTRODUCTION
- PERFECTLY LOCATED
- WELL CONNECTED
- PRECINCT CONCEPT
- ESG PRINCIPLES
- 199 OXFORD DEVELOPMENT
- BUILDING IMAGES
- FLOOR PLANS
- AREA SCHEDULE
- COMPLETED & CURRENT DEVELOPMENTS
- CURRENT TENANTS
- PRECINCT AMENITIES
- CONTACT

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



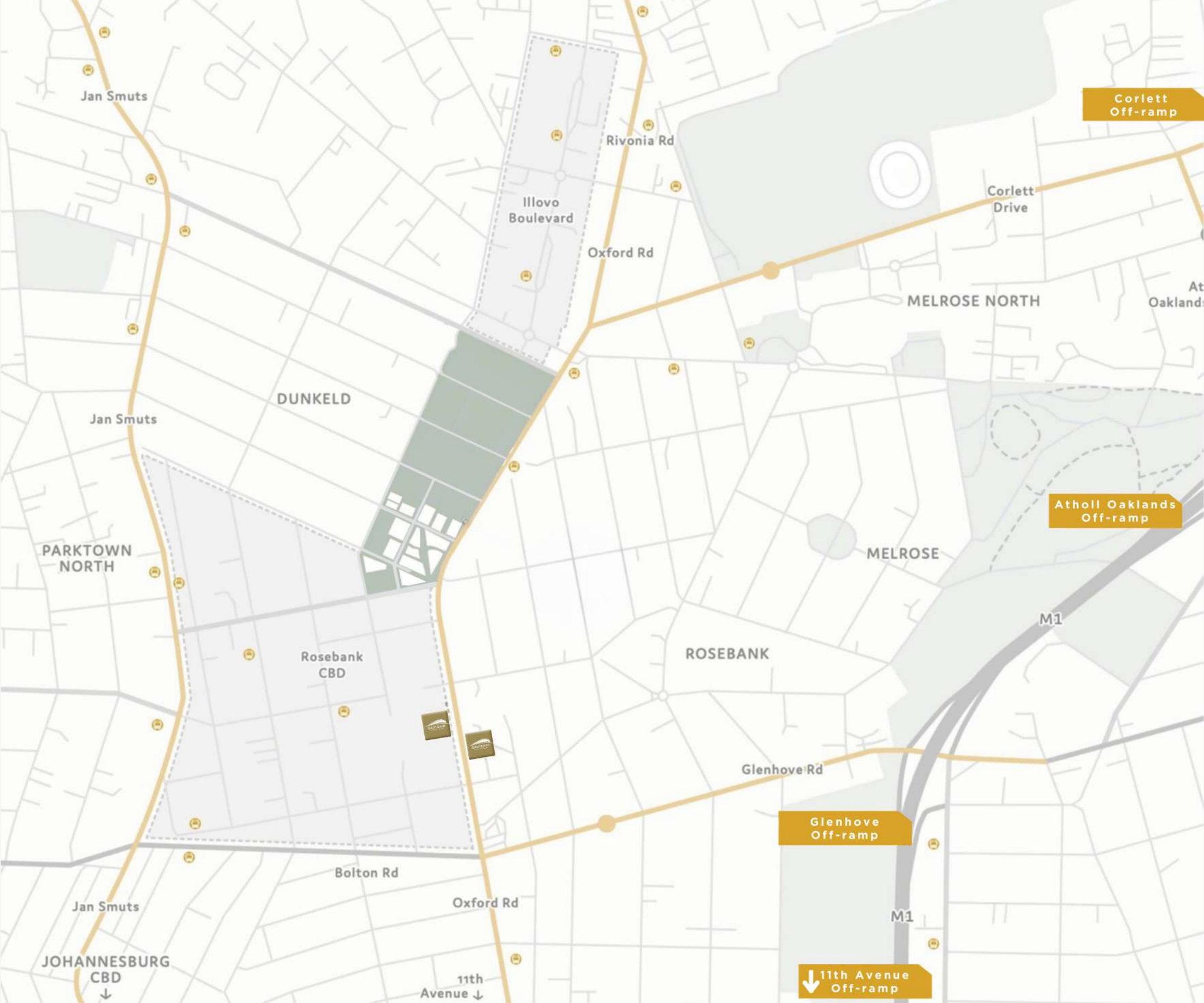
meier



8

8

PERFECTLY
LOCATED





SONY MUSIC



SONY MUSIC PUBLISHING

ARUE

SONY MUSIC PUBLISHING



W
W

PARKING

ENTRANCE 2

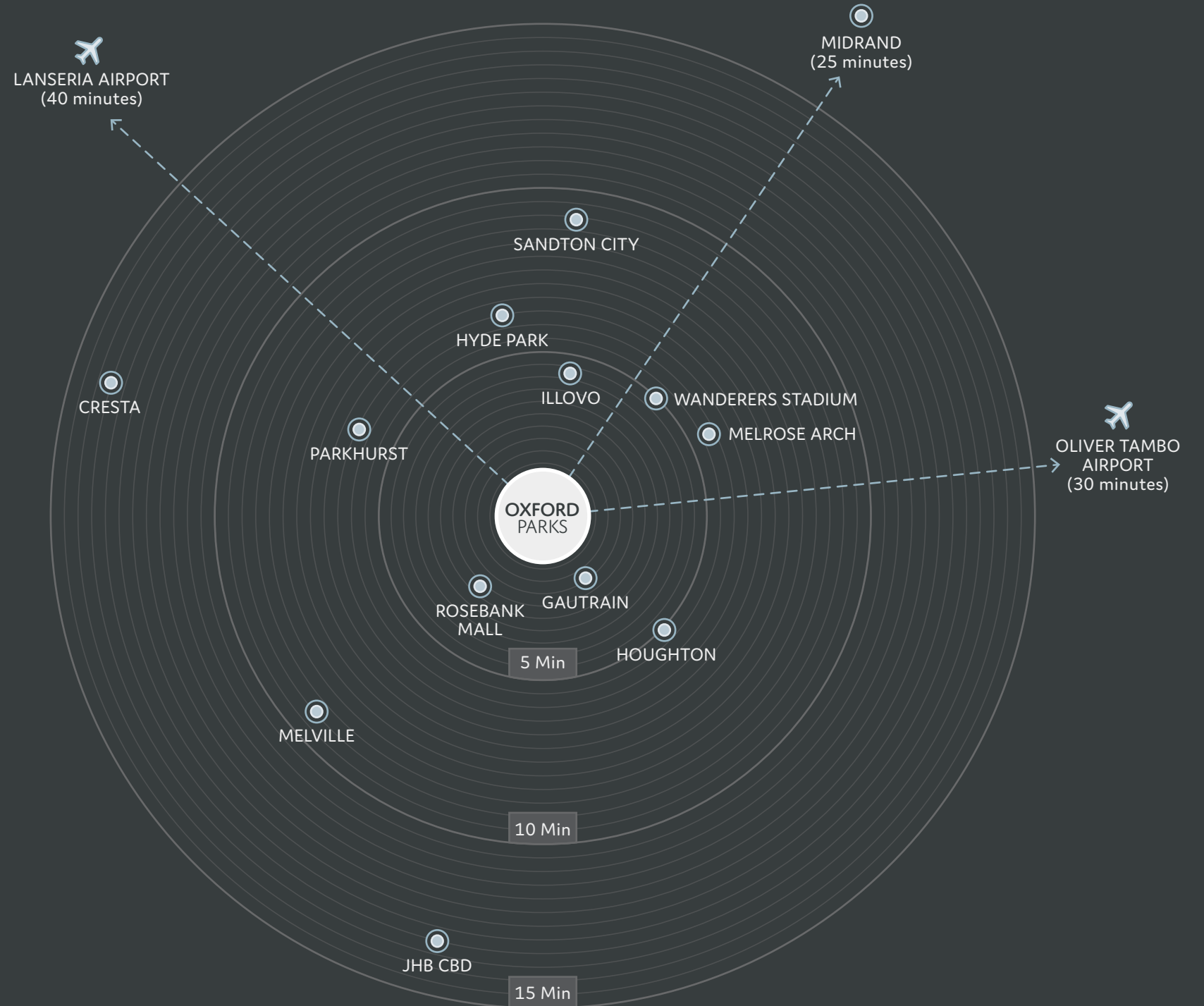
200
200
200
200
200

Transitions
PRADA
PRADA
PRADA
PRADA

WELL CONNECTED

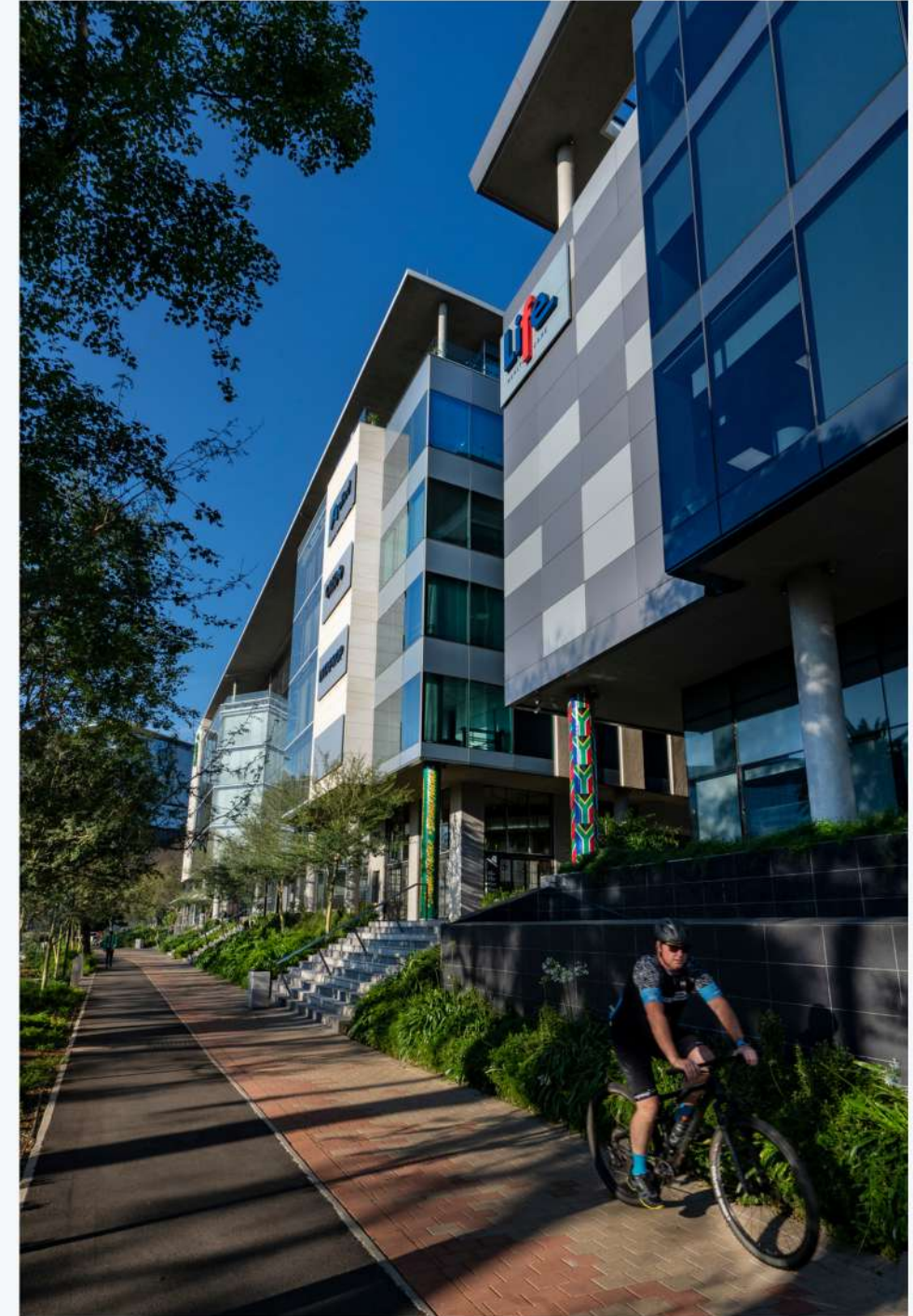
The Oxford Parks precinct is an energetic and responsive urban destination designed to facilitate a seamless connection between life, leisure and business. The primary choice to locate and invest; a place where people succeed and enjoy life.

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

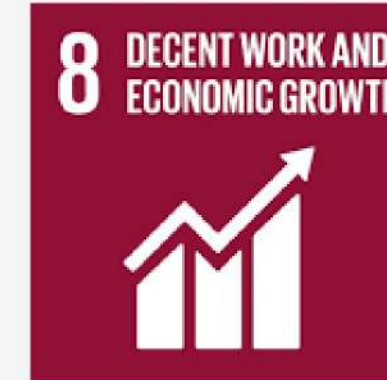


PRECINCT CONCEPT

- 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

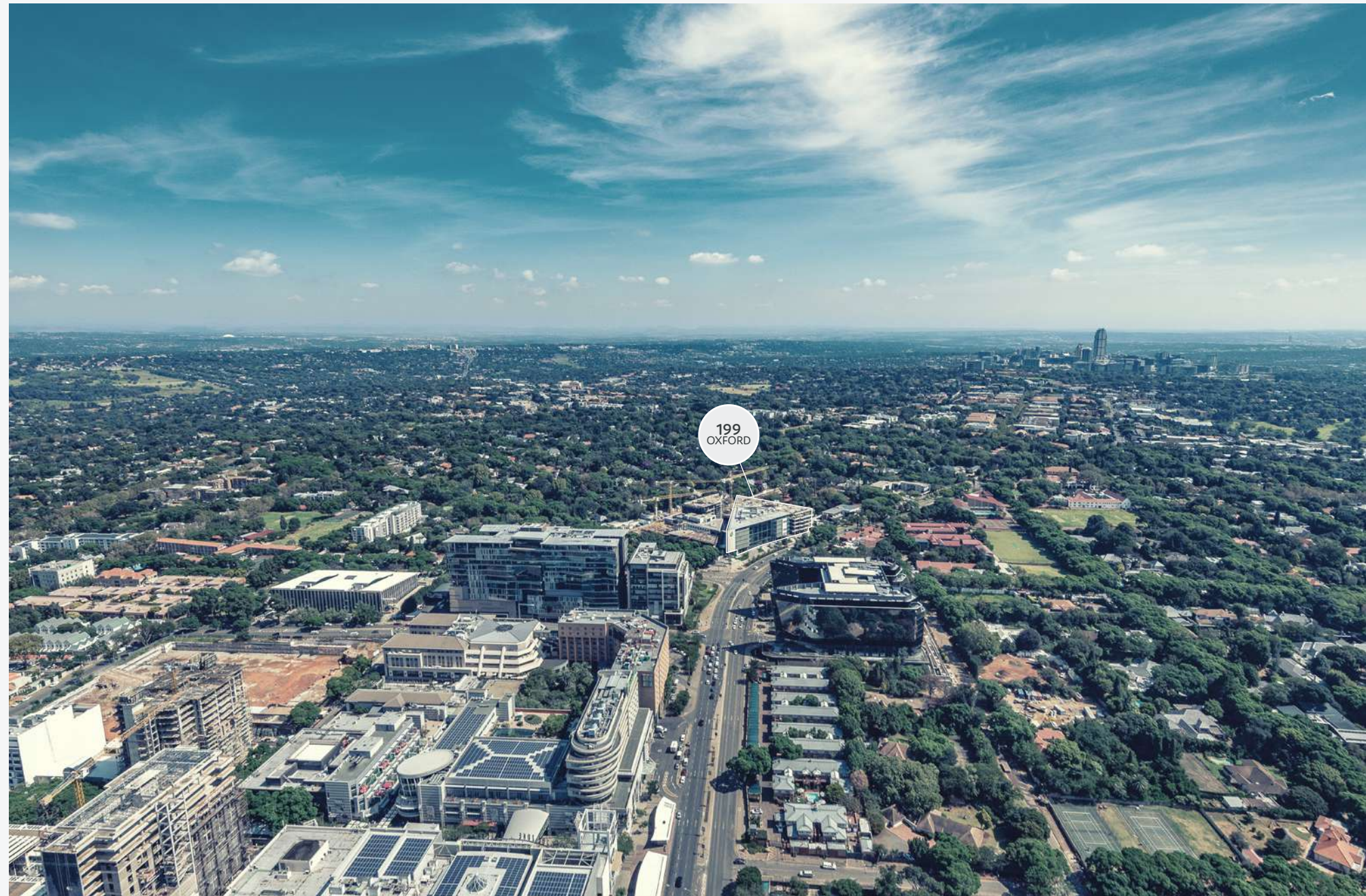


ESG PRINCIPLES



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.









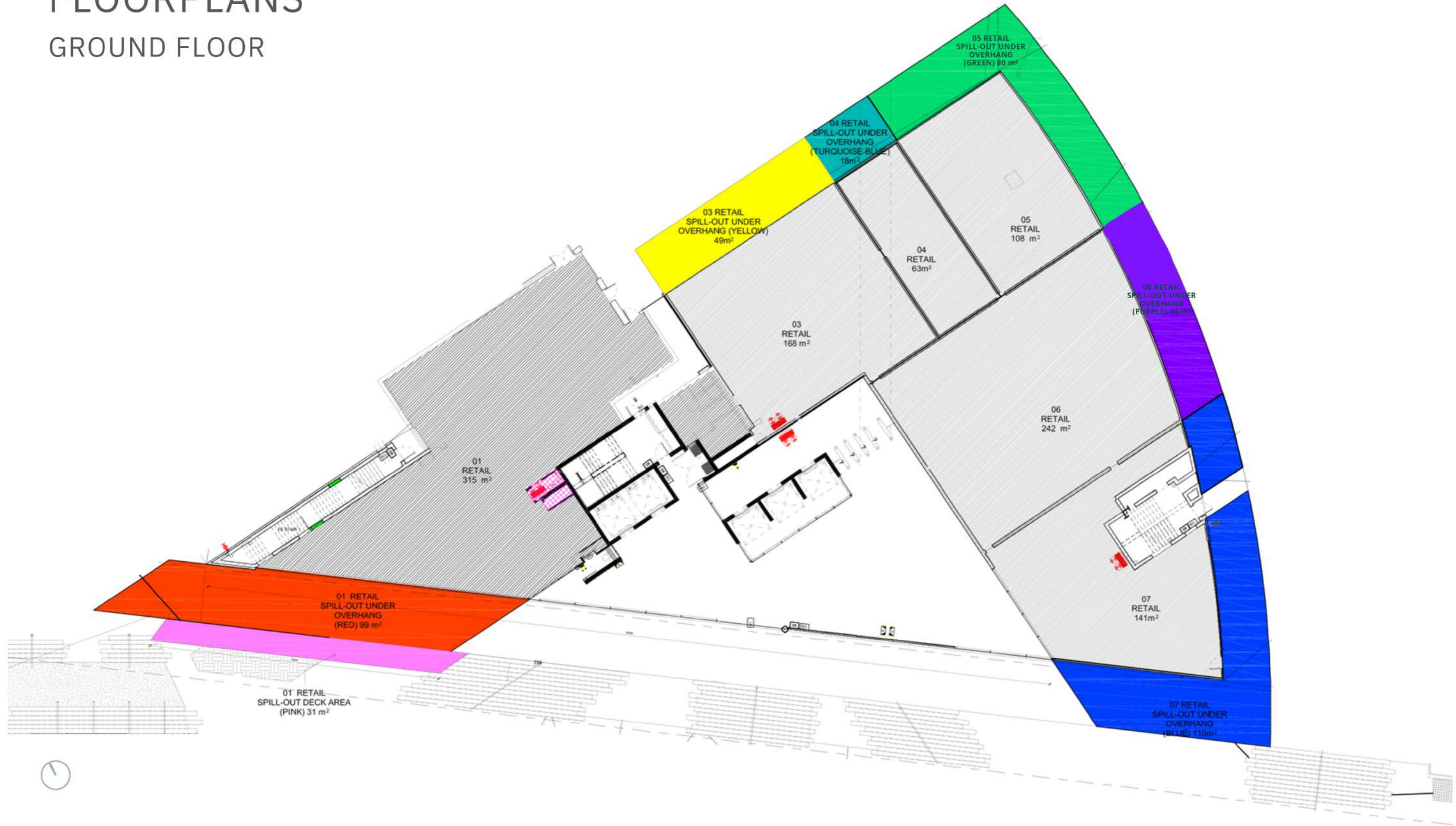






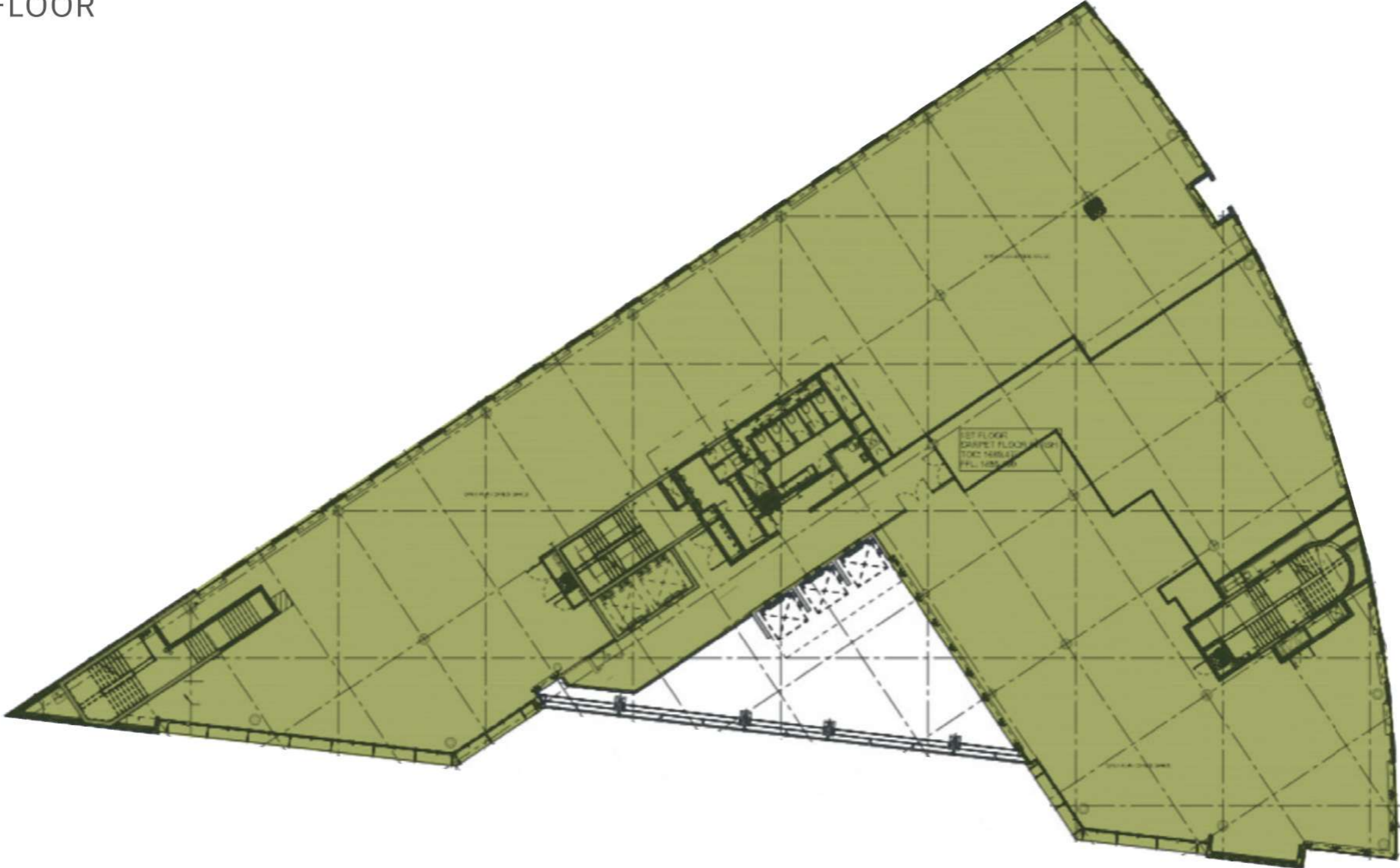
FLOORPLANS

GROUND FLOOR



FLOORPLANS

FIRST FLOOR



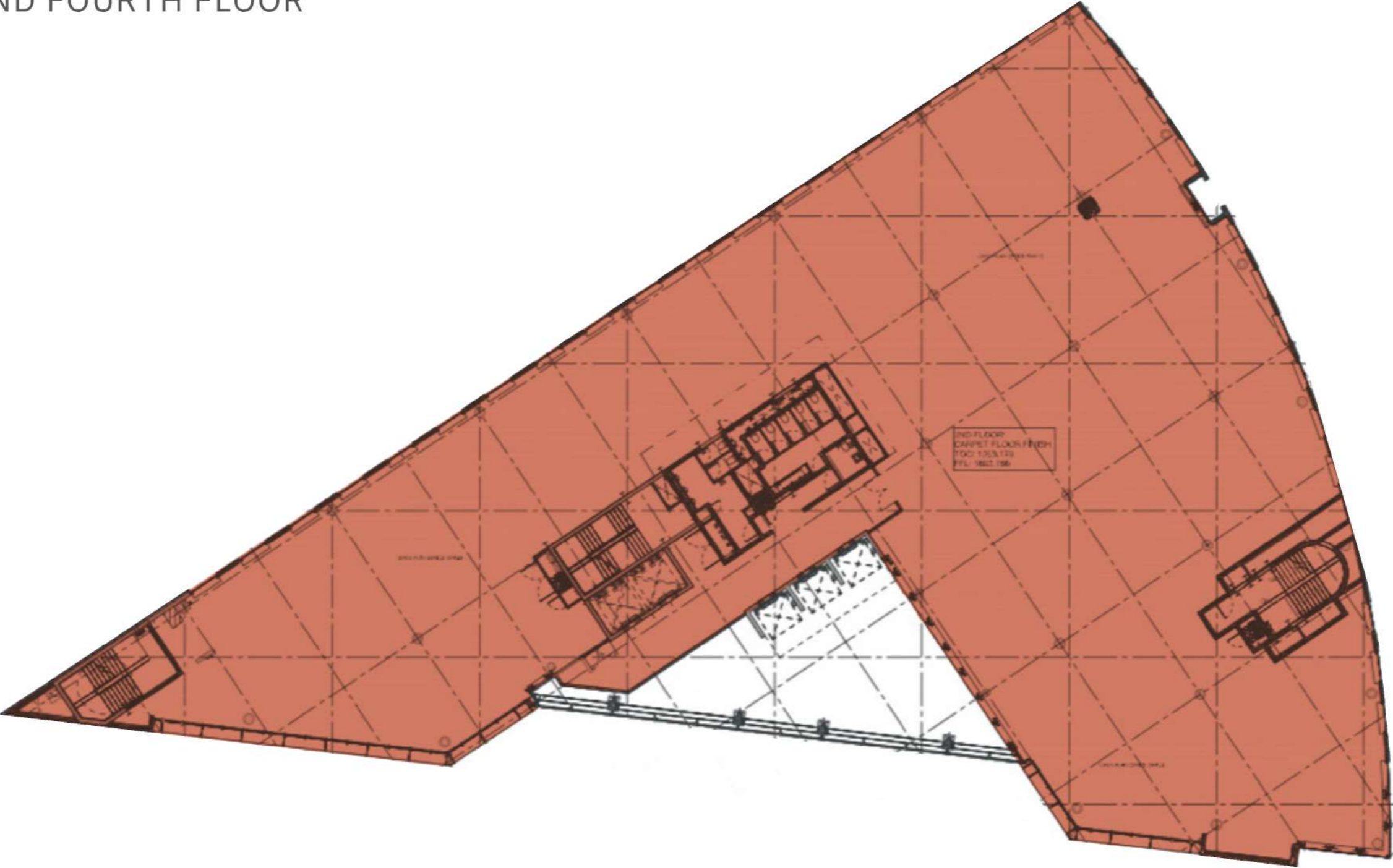
FLOORPLANS

SECOND FLOOR



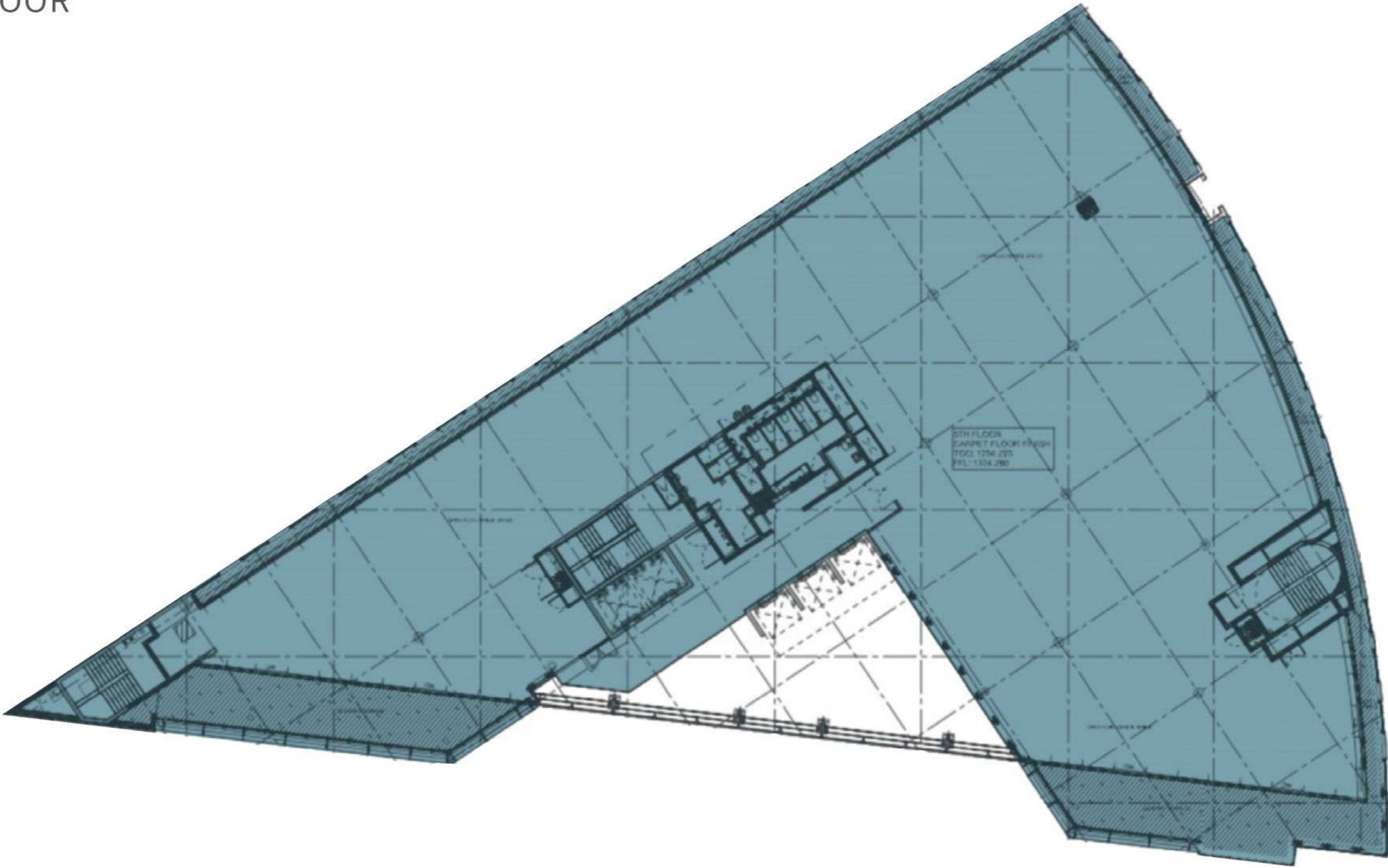
FLOORPLANS

THIRD AND FOURTH FLOOR



FLOORPLANS

FIFTH FLOOR



199 OXFORD AREA SCHEDULE

FLOORS	OFFICE GROSS LETTABLE AREA	BALCONIES	AVAILABILITY
Ground	1,037m ²	431m ²	LET
First	1,656m ²		LET
Second	1,693m ²		LET
Third	1,693m ²		LET
Fourth	1,693m ²		LET
Fifth	1,540m ²	216m ²	LET
TOTALS	9,312	647	

COMPLETED & CURRENT DEVELOPMENTS



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



4 Parks Blvd | Aug 2021
Radisson RED Hotel



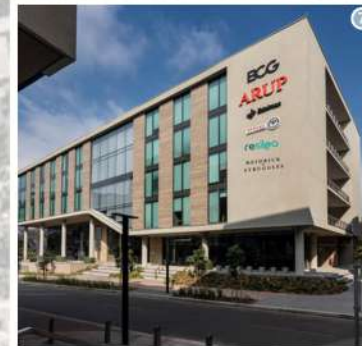
203 Oxford | Jan 2021
Life Healthcare HQ



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



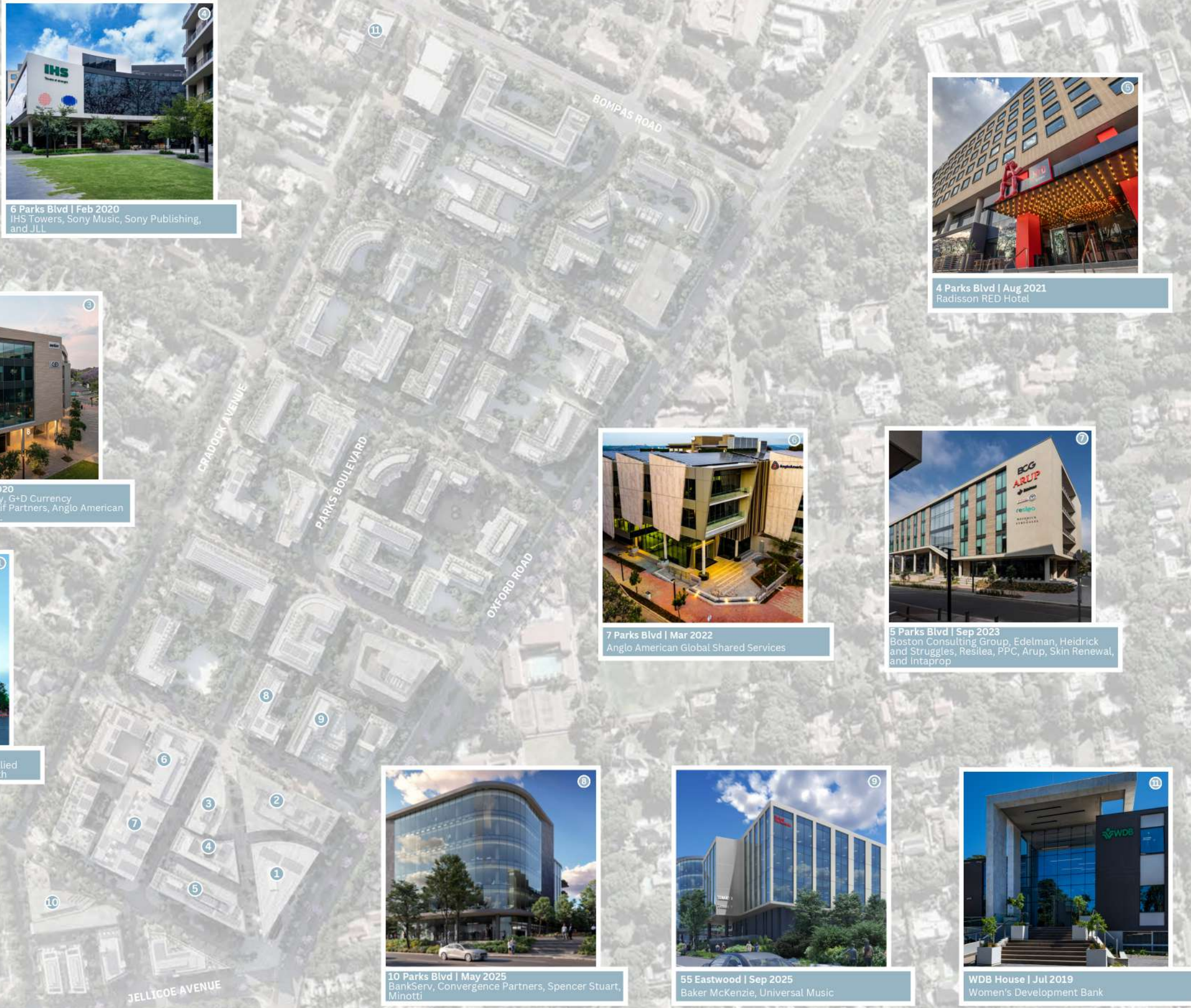
10 Parks Blvd | May 2025
BankServ, Convergence Partners, Spencer Stuart,
Minotti



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



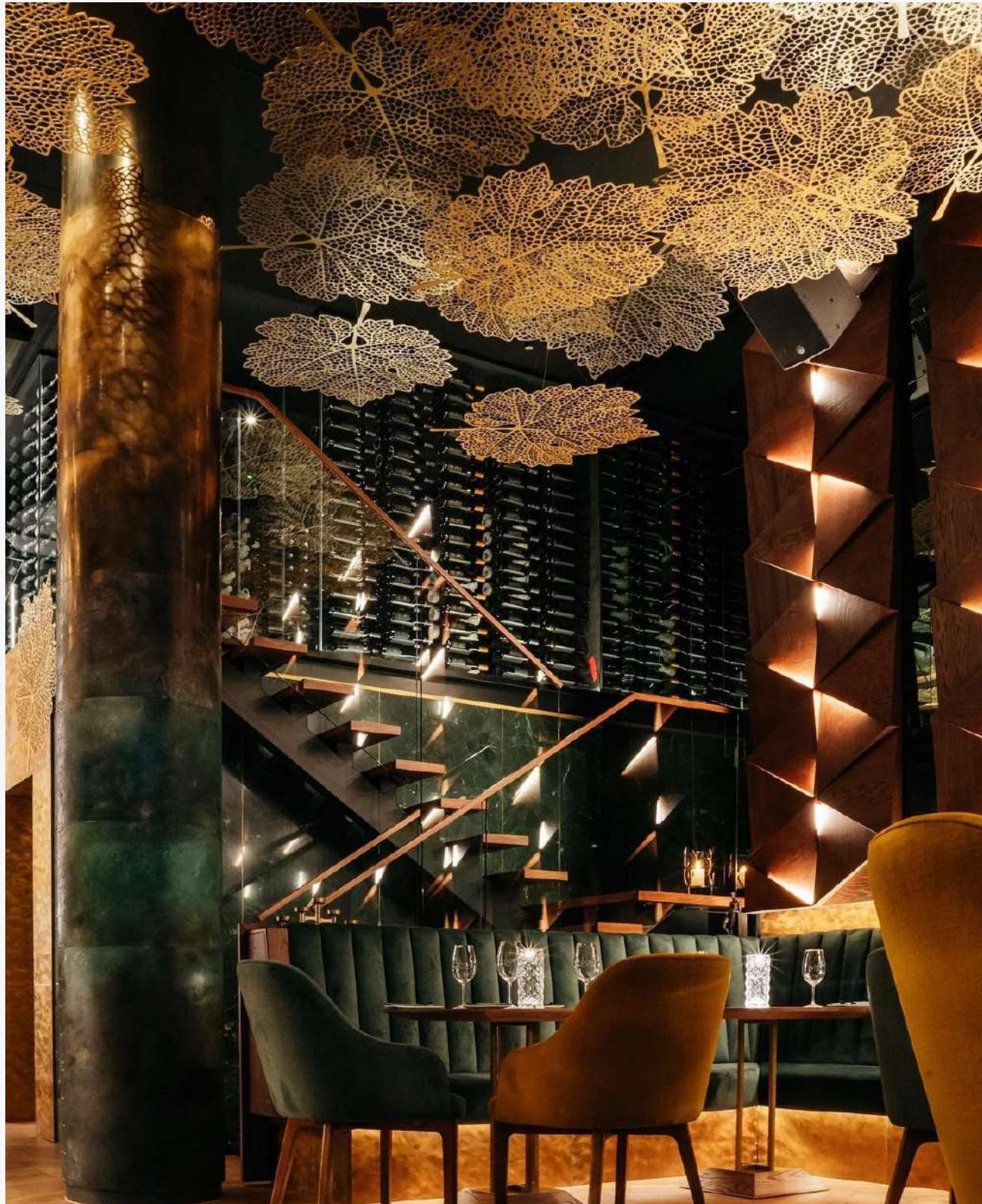
OBSCURA



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

Proudly Developed by:

INTAPROP

PROPERTY DEVELOPMENT
AND INVESTMENT

CONTACT

Tel: 011 731 1900

E-mail: info@intaprop.co.za

Web: www.intaprop.co.za

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

LIFE CONNECTED

OXFORD
PARKS

www.oxfordparks.co.za