



203
OXFORD

OXFORD
PARKS



CONTENTS

- INTRODUCTION
- PERFECTLY LOCATED
- WELL CONNECTED
- PRECINCT CONCEPT
- ESG PRINCIPLES
- 203 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**.



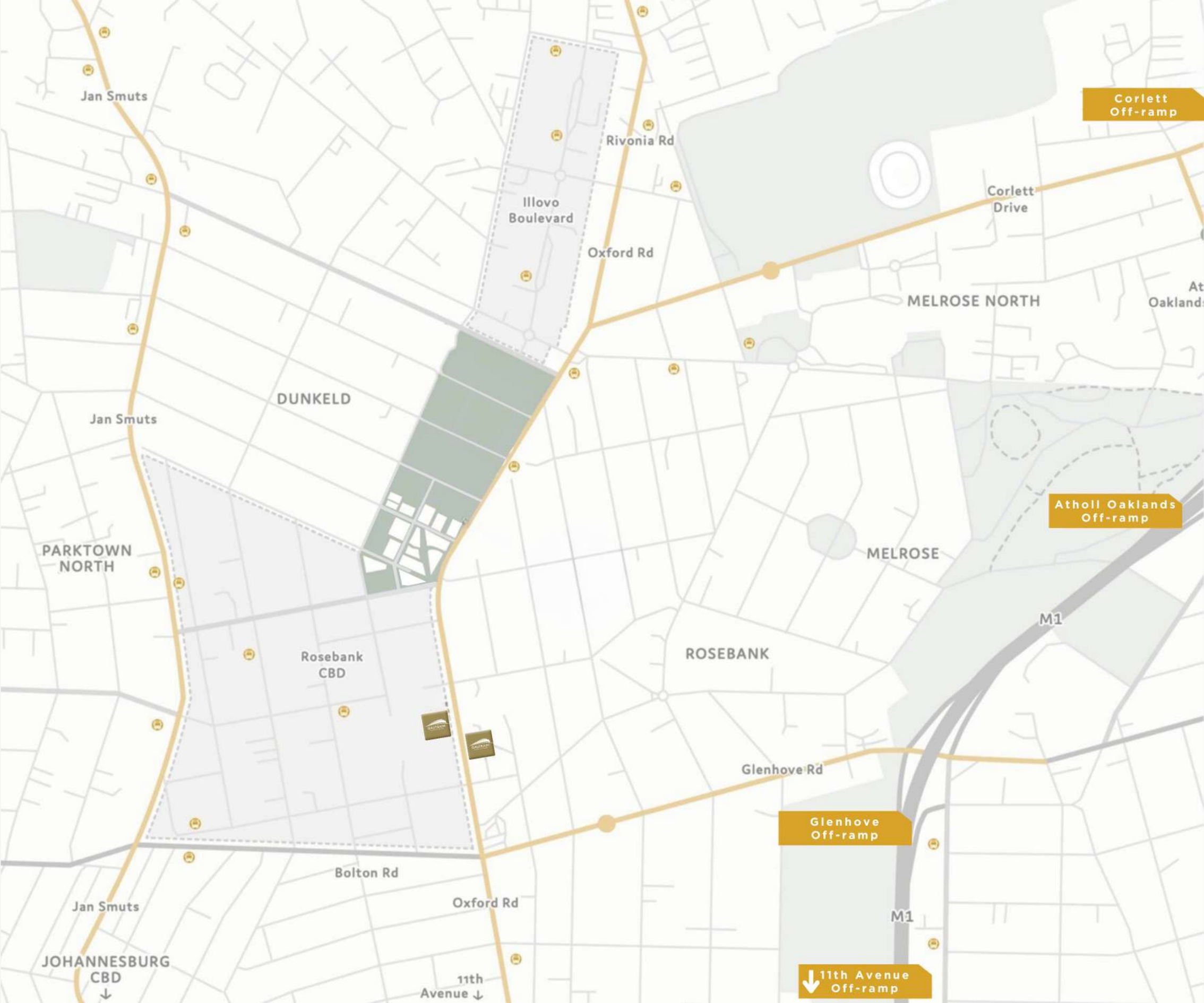
meier



8

8

PERFECTLY
LOCATED





SONY MUSIC

SONY MUSIC
PUBLISHING

ARUE

SONY MUSIC
PUBLISHING



PRADA
PRADA
PRADA

W
W

Transitions
PRADA
PRADA
PRADA
PRADA
PRADA

PARKING

ENTRANCE 2

200
200
200
200
200

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

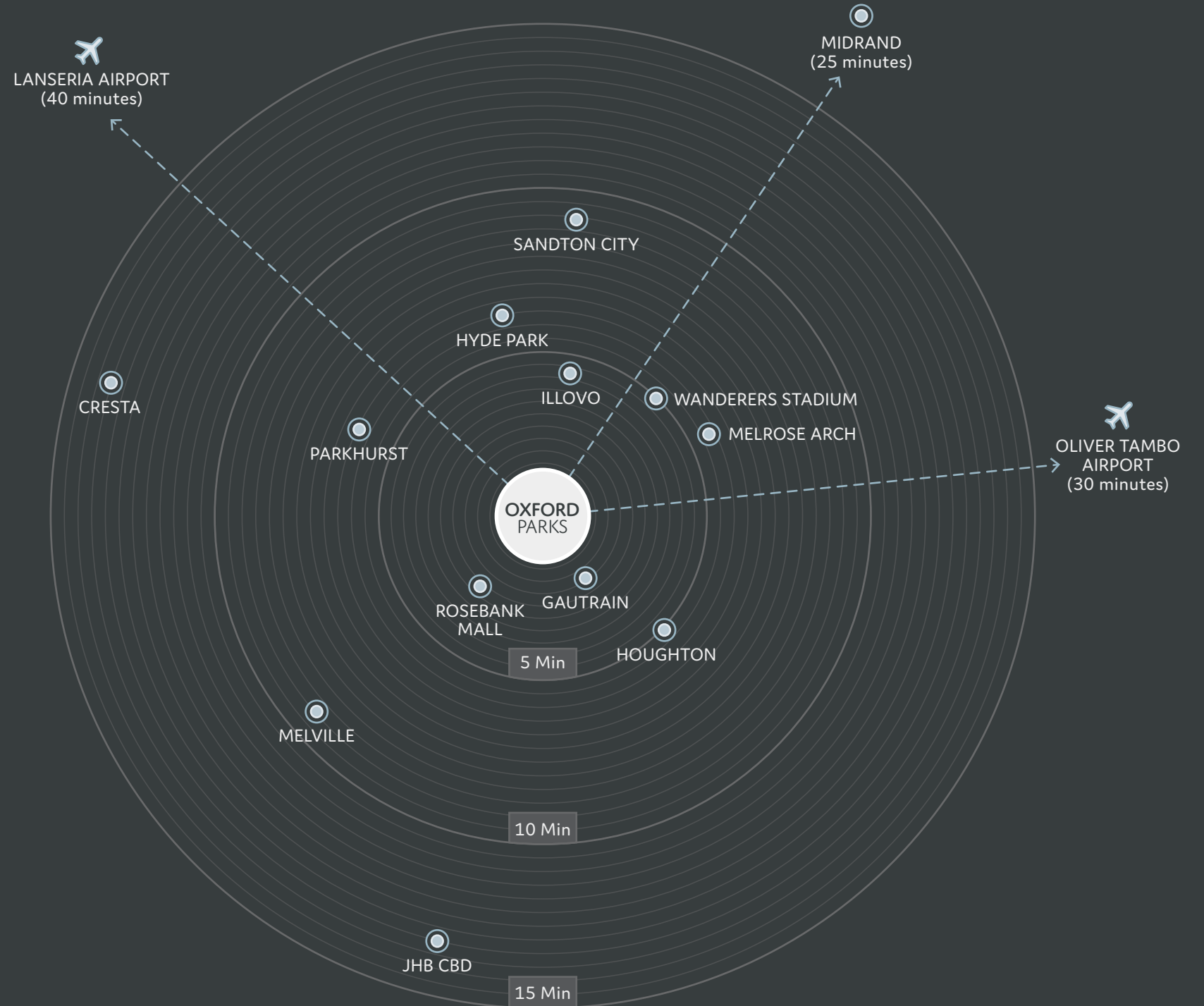
5 Minutes
- ROSEBANK RETAIL**
Houses over 200 shops and restaurants

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

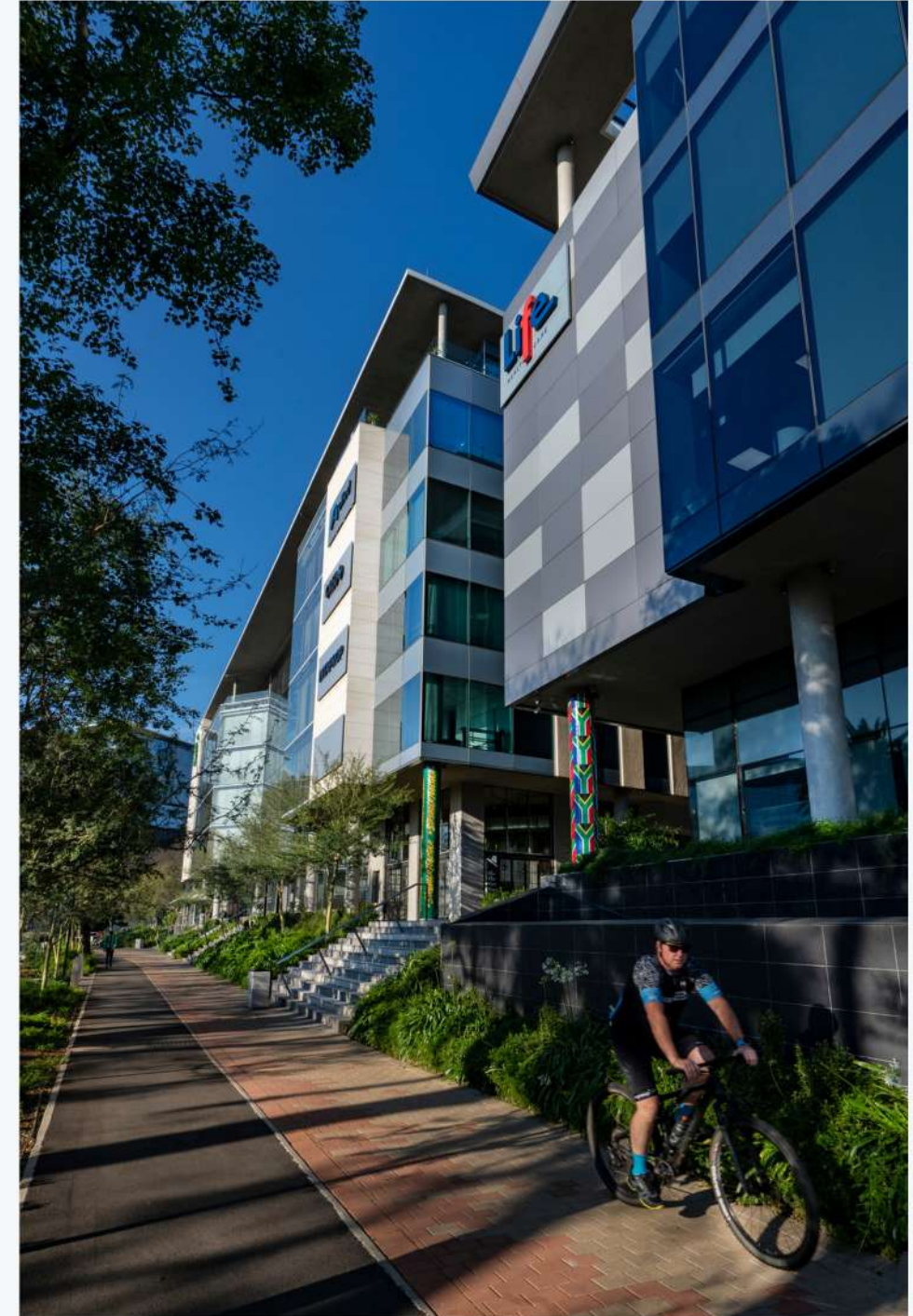
9 Minutes
- OLIVER TAMBO AIRPORT**
International airport

30 Minutes

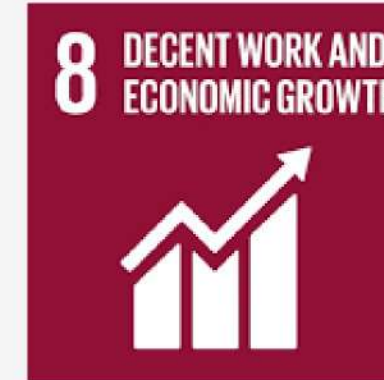


PRECINCT CONCEPT

- 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







Cradock Avenue

Parks Boulevard

203 OXFORD

Oxford Road

Jellicoe Avenue

Bompas Road



Life Healthcare



Life
HEALTH CARE











Life Healthcare

PARKING
ENTRANCE 1







Life Healthcare



Life Healthcare



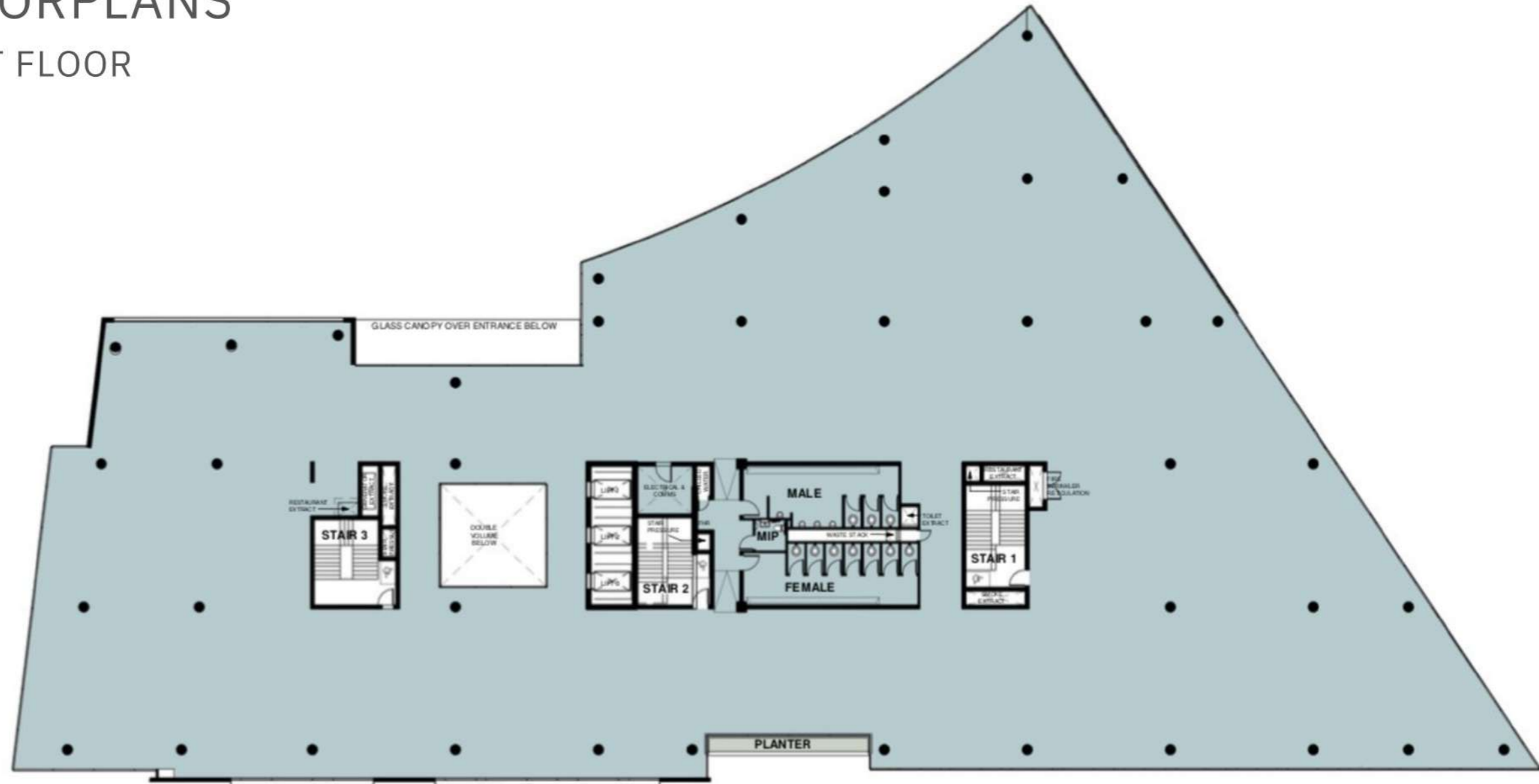
FLOORPLANS

GROUND FLOOR



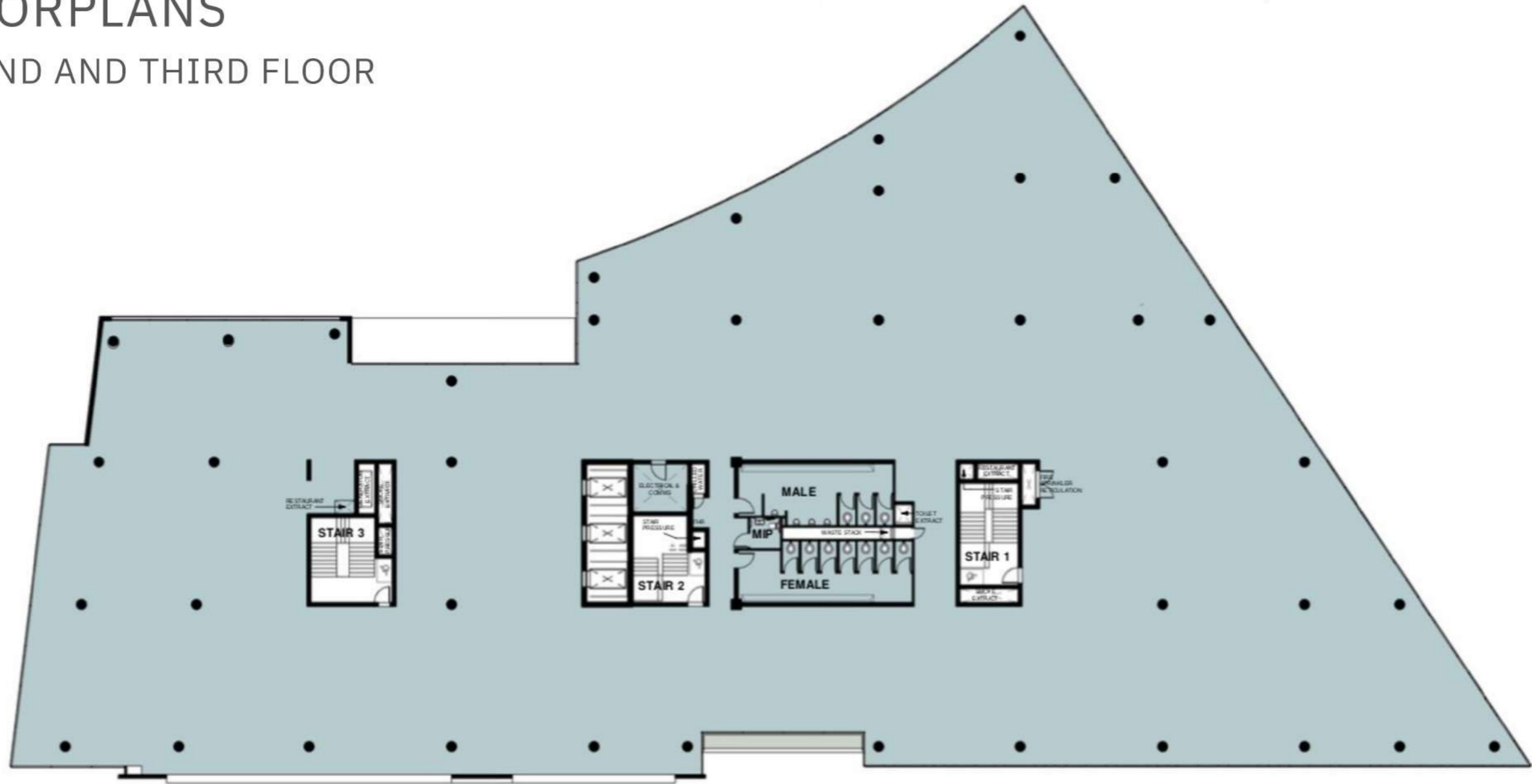
FLOORPLANS

FIRST FLOOR



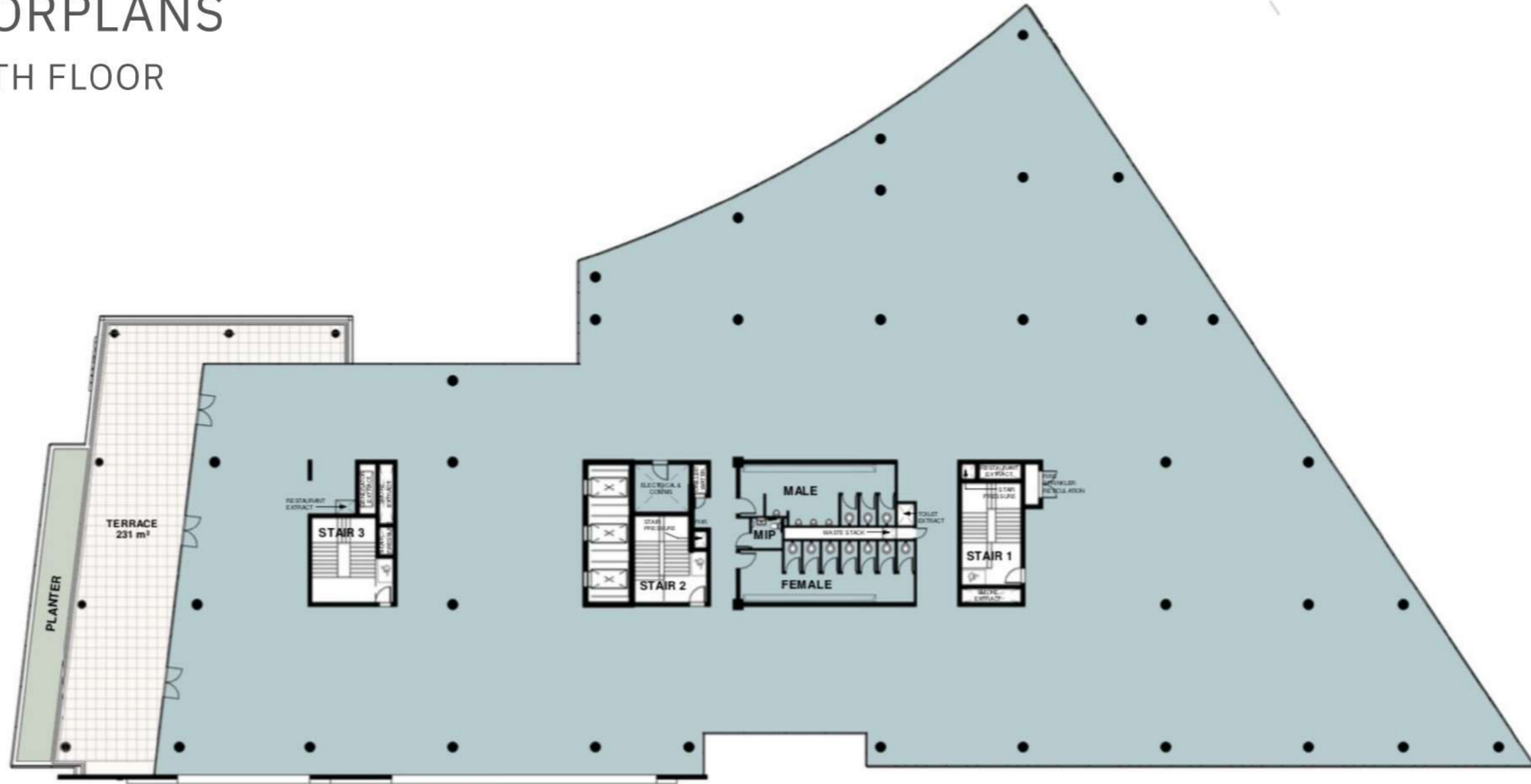
FLOORPLANS

SECOND AND THIRD FLOOR



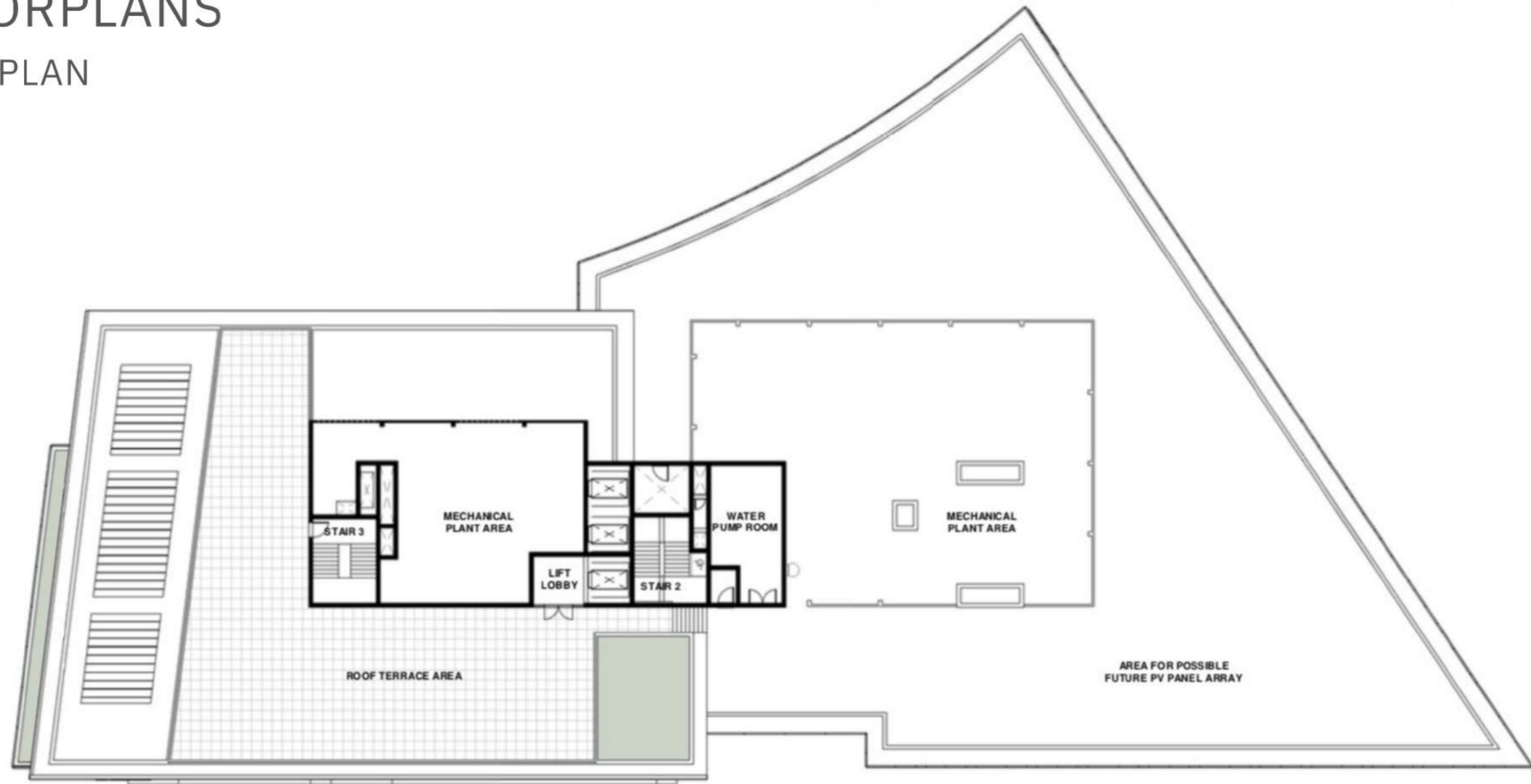
FLOORPLANS

FOURTH FLOOR



FLOORPLANS

ROOF PLAN



The logo for Life Healthcare, featuring the word "Life" in a stylized font with a red dot above the 'i', followed by "Healthcare" in a blue sans-serif font.

203 OXFORD AREA SCHEDULE

FLOORS	OFFICE GROSS LETTABLE AREA	BALCONIES	AVAILABILITY
Ground	958m ² + 497m ²	328m ²	LET
First	2,132m ²		LET
Second	2,180m ²		LET
Third	2,181m ²		LET
Fourth	1,864m ²	297m ²	LET
Roof	9m ²		LET
TOTALS	9,821	625	

COMPLETED & CURRENT DEVELOPMENTS



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



4 Parks Blvd | Aug 2021
Radisson RED Hotel



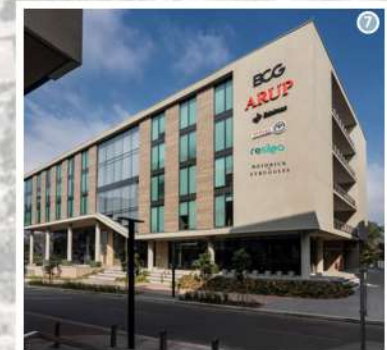
203 Oxford | Jan 2021
Life Healthcare HQ



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

O CASO
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



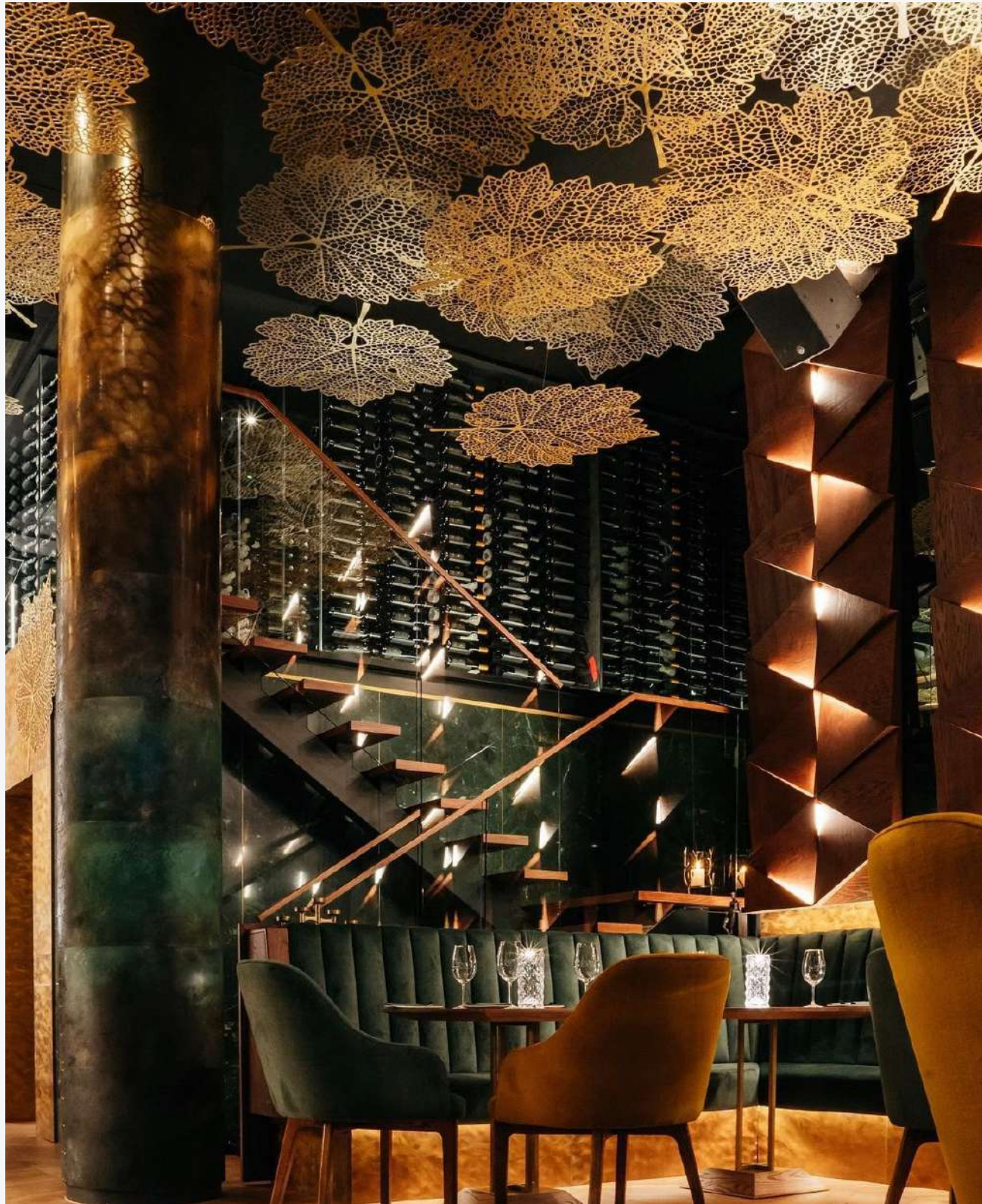
OBSCURA



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



SONY MUSIC
SINGAPORE

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 HealthCare

LIFE CONNECTED

OXFORD
PARKS

www.oxfordparks.co.za