

An architectural rendering of a modern building with a faceted, metallic facade. The building is viewed from a low angle, emphasizing its height and sharp angles. The sky is clear blue. In the foreground, there is a landscaped area with greenery and a few people walking. A black arrow-shaped graphic points towards the building.

# 207 OXFORD

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



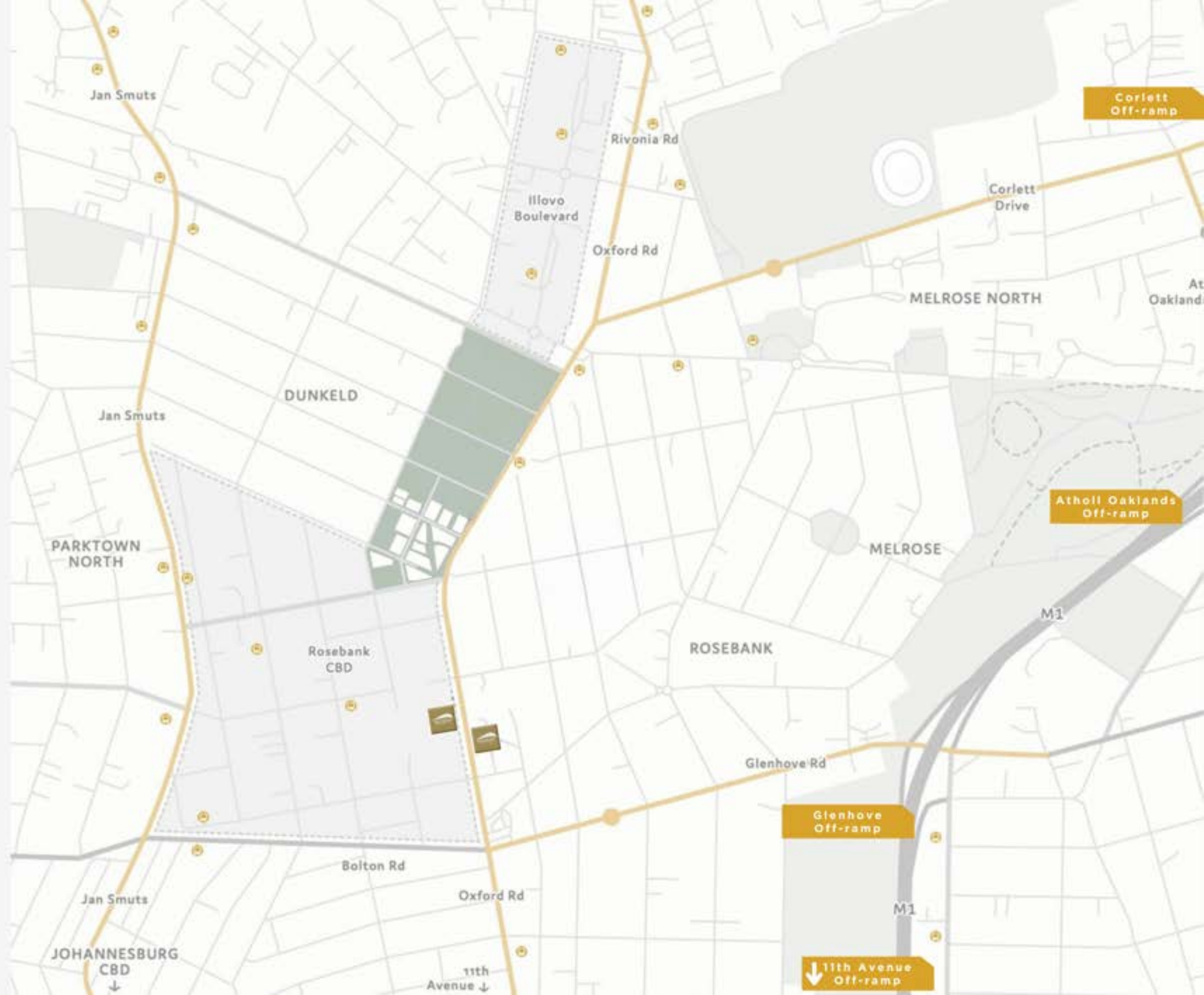
mcbier

GD

8

8

PERFECTLY  
LOCATED







BB  
W

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.

207 Oxford is conveniently situated within this connective focal area. Close to core business, leisure and transport hubs in Johannesburg.

- GAUTRAIN STATION**  
This station links Rosebank and surrounds to Soweto, Pretoria and OR Tambo

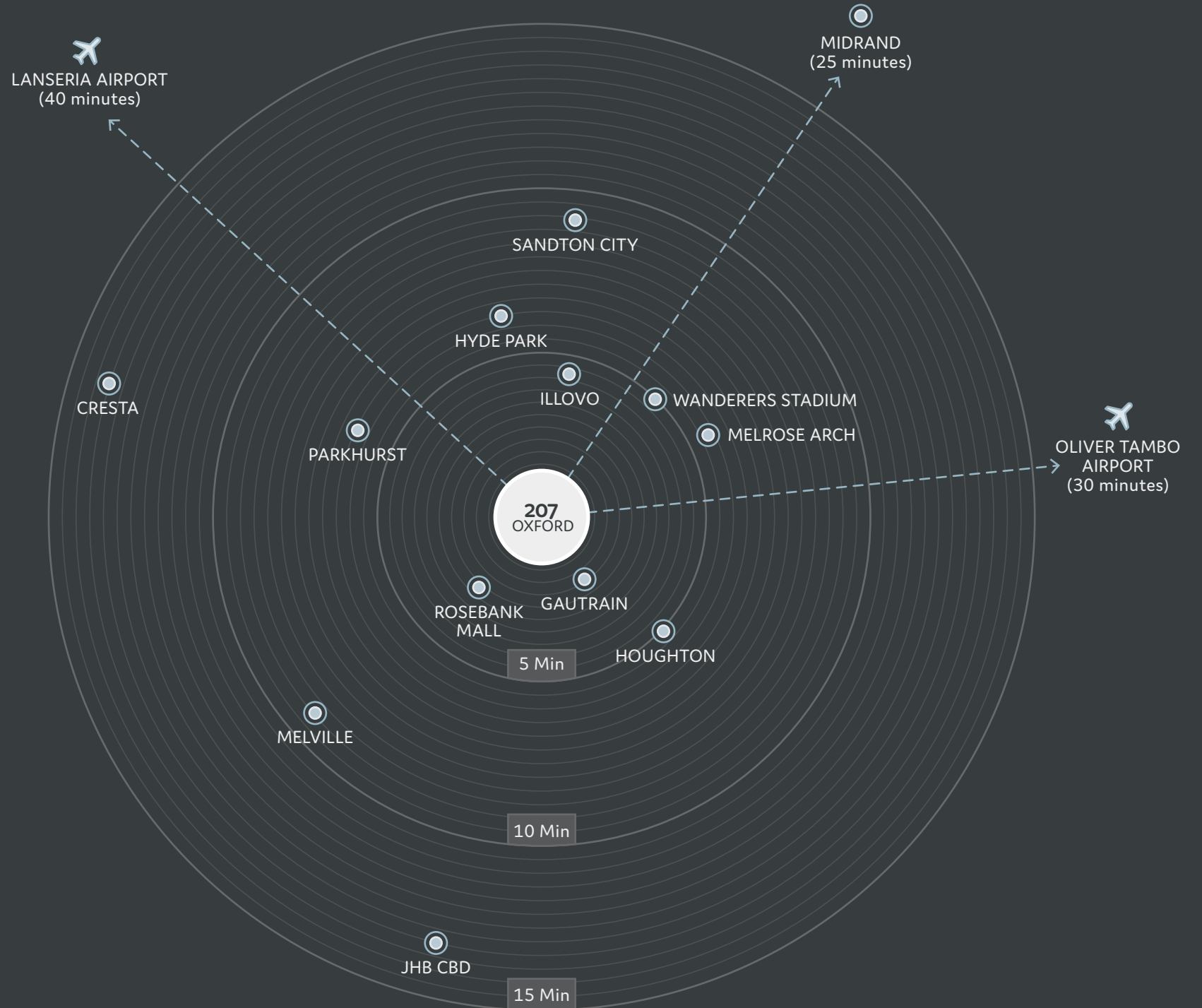
5 Minutes
- ROSEBANK MALL**  
Houses over 200 shops and restaurants

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

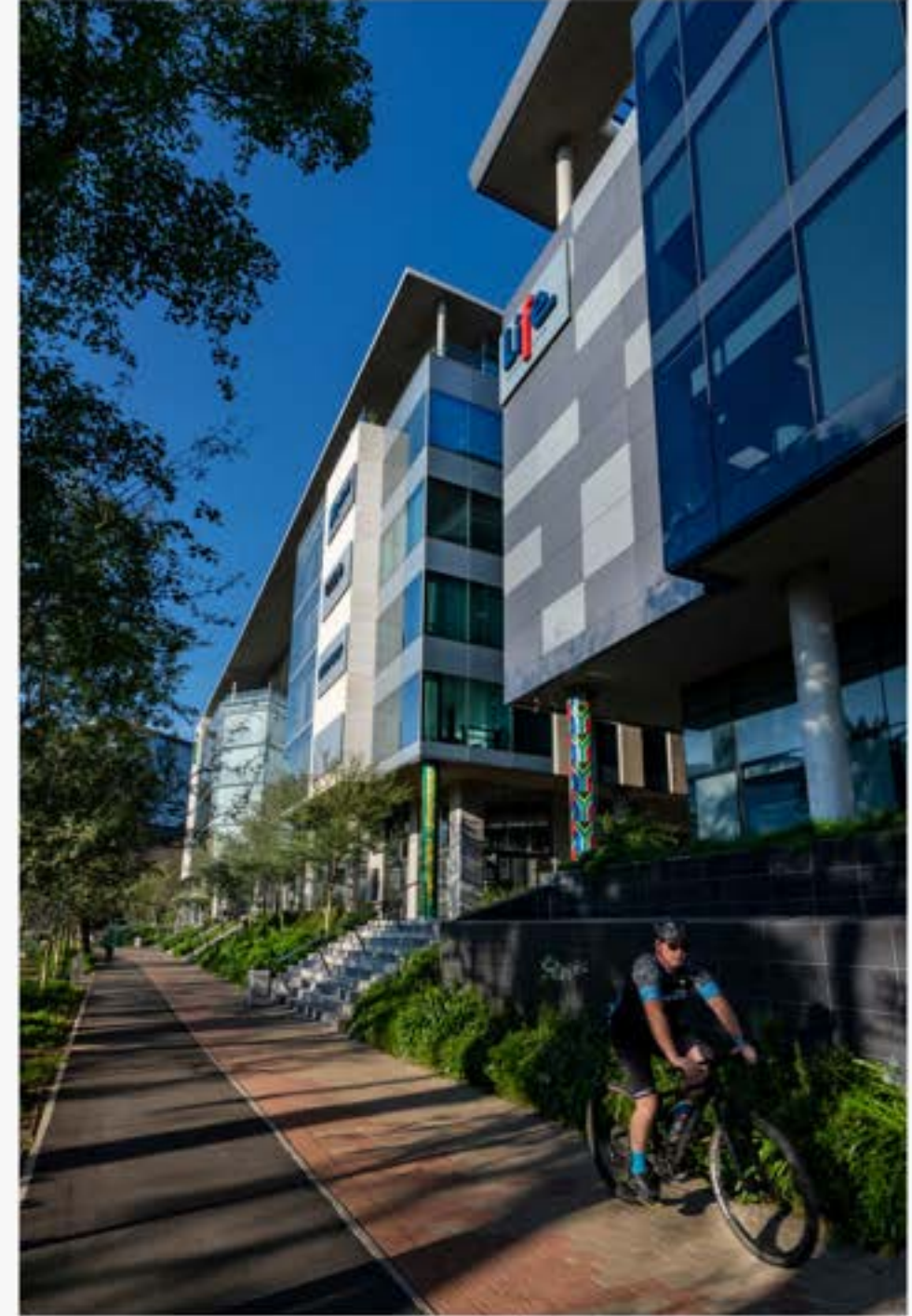
30 Minutes



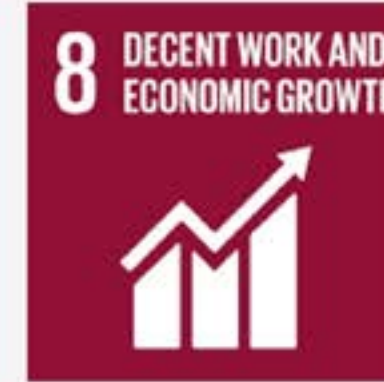


# PRECINCT CONCEPT

- 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 207 OXFORD DEVELOPMENT

Visually, this sophisticated building creates a powerful impact with its flush glazed and stone clad facade. Positioned on the exclusive Parks Boulevard address road, this building is a showcase within the Precinct and allows for majestic views across Johannesburg's urban forest. Balconies and outdoor spaces will be available on select floors and larger outdoor gatherings can be accommodated on the rooftop entertainment area that will be available to all tenants. Secure basement parking creates ease of access into the building, where a triple lift bank will conveniently carry passengers directly to their required floor level. Upon entry into the office floors, users are greeted with natural light, generous floor to soffit height and exceptional base build finishes. This modern building encompasses architectural flare, green building efficiencies and adaptability.



Aerial view of the Oxford Parks precinct with Sandton in the distance.



207  
Oxford







PARKING AC







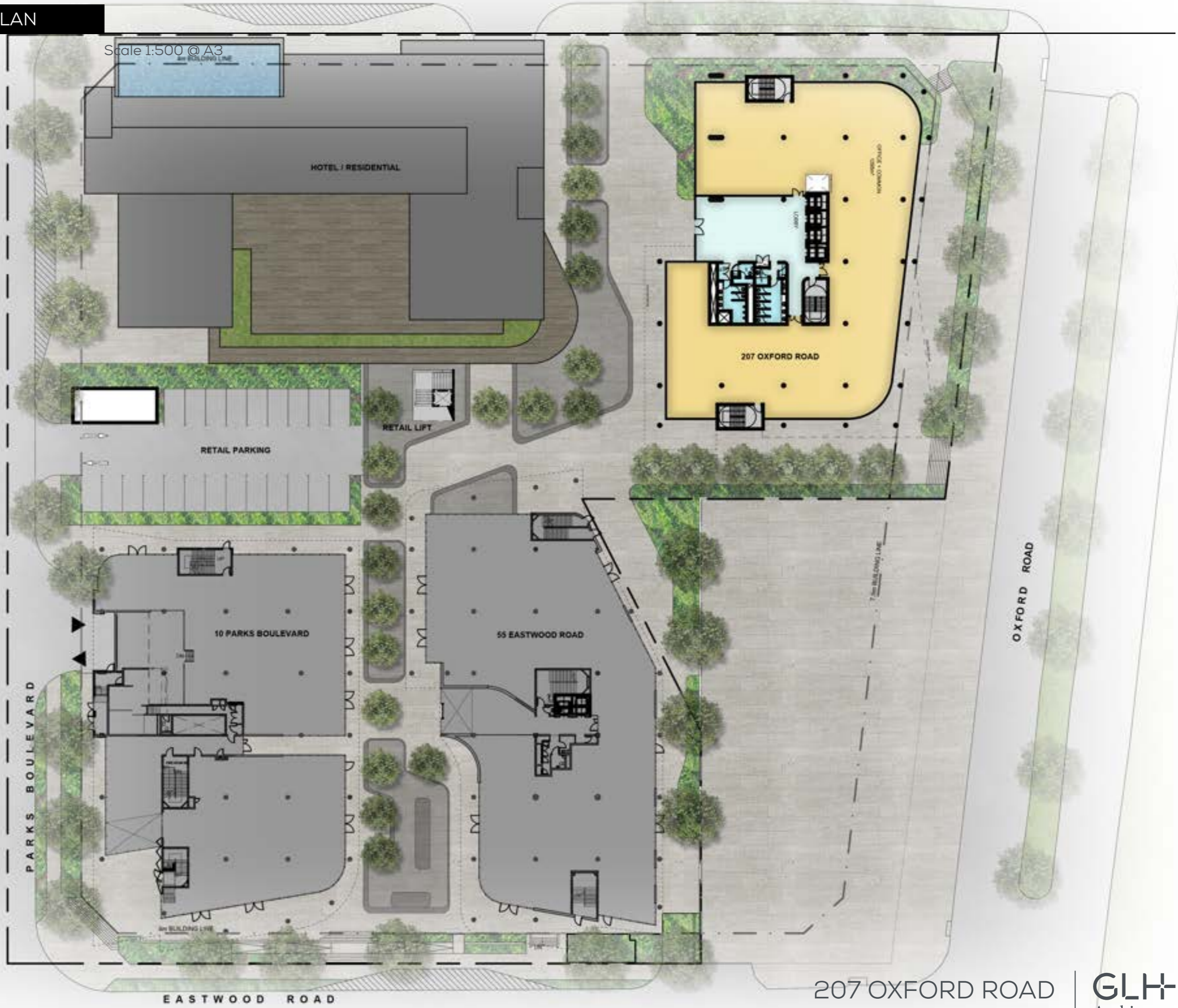






GROUND FLOOR MASTER PLAN

Scale 1:500 @ A3



GROUND FLOOR

Scale 1:200 @ A3

OXFORD ROAD

SMIT STREET

OFFICE

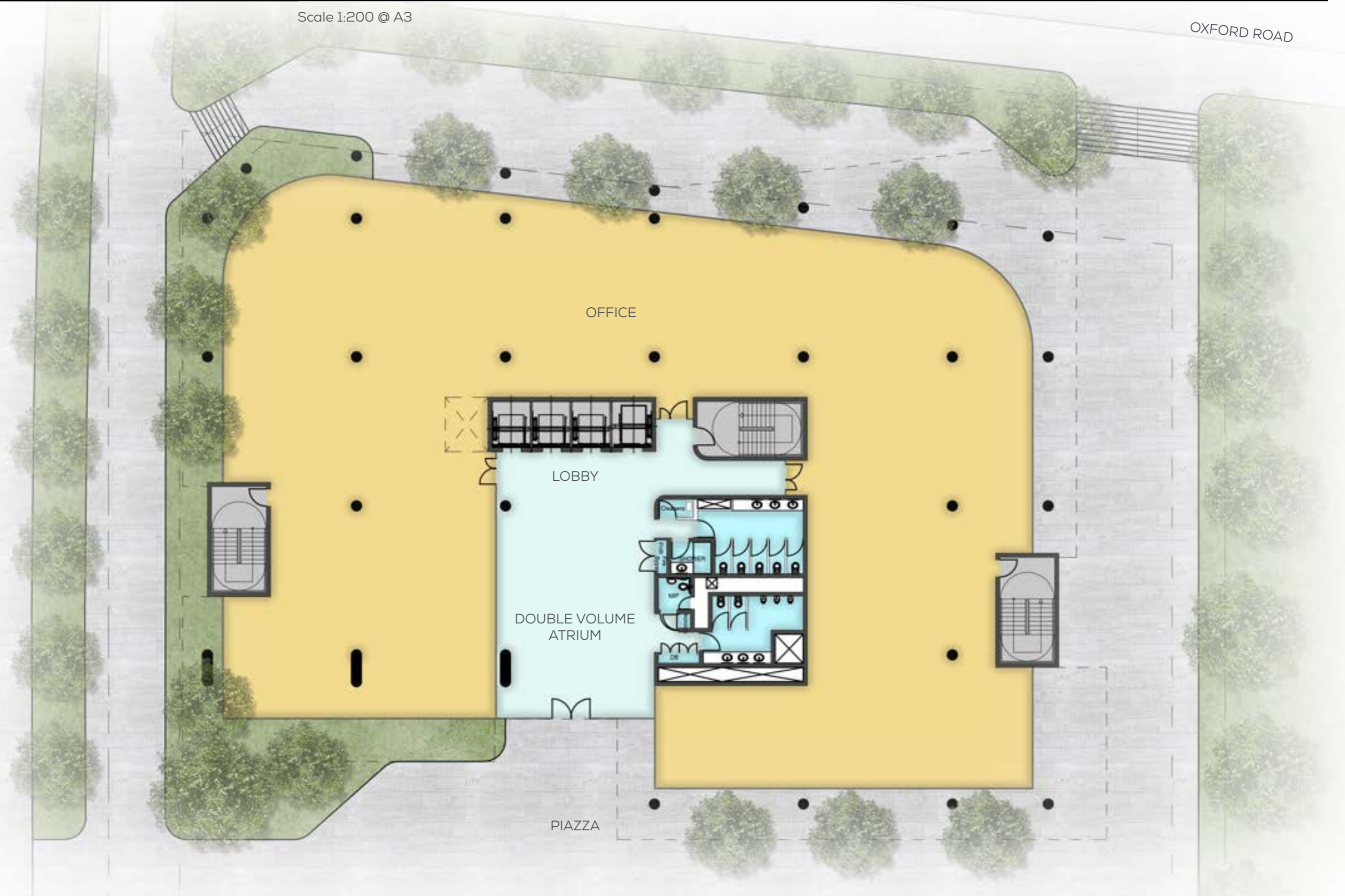
LOBBY

DOUBLE VOLUME  
ATRIUM

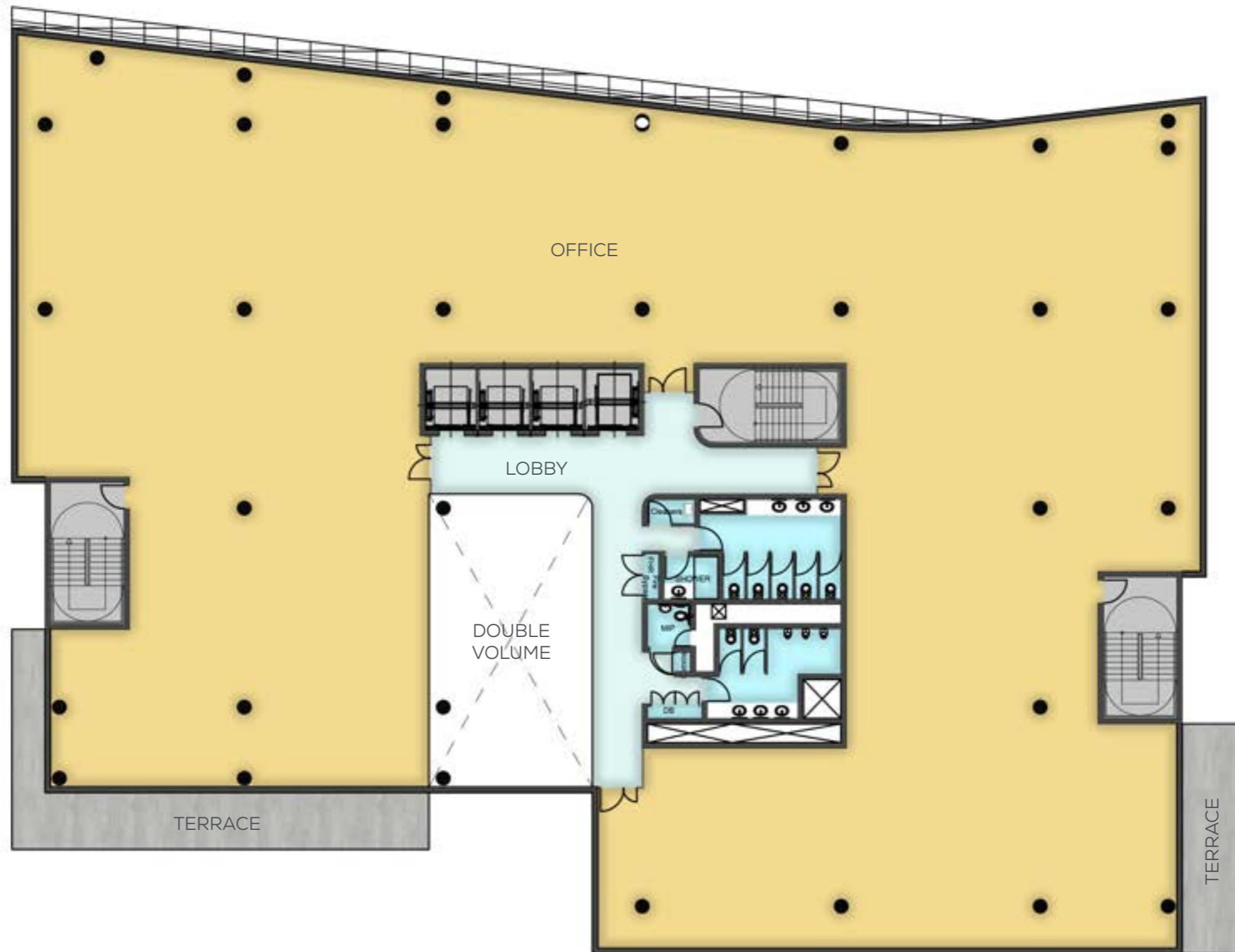
PIAZZA

207 OXFORD ROAD  
PROPOSED OFFICE DEVELOPMENT

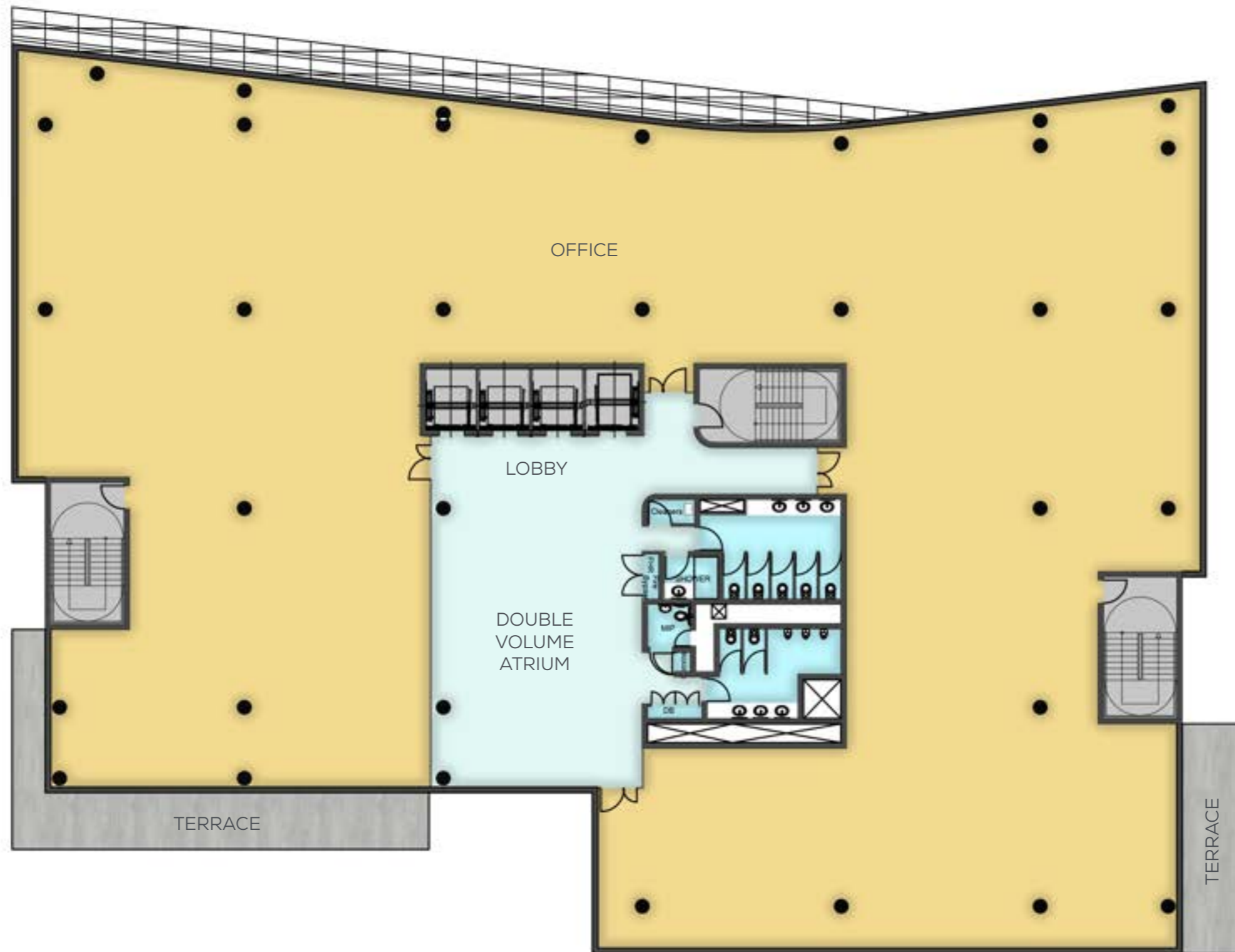
GLH  
Architects

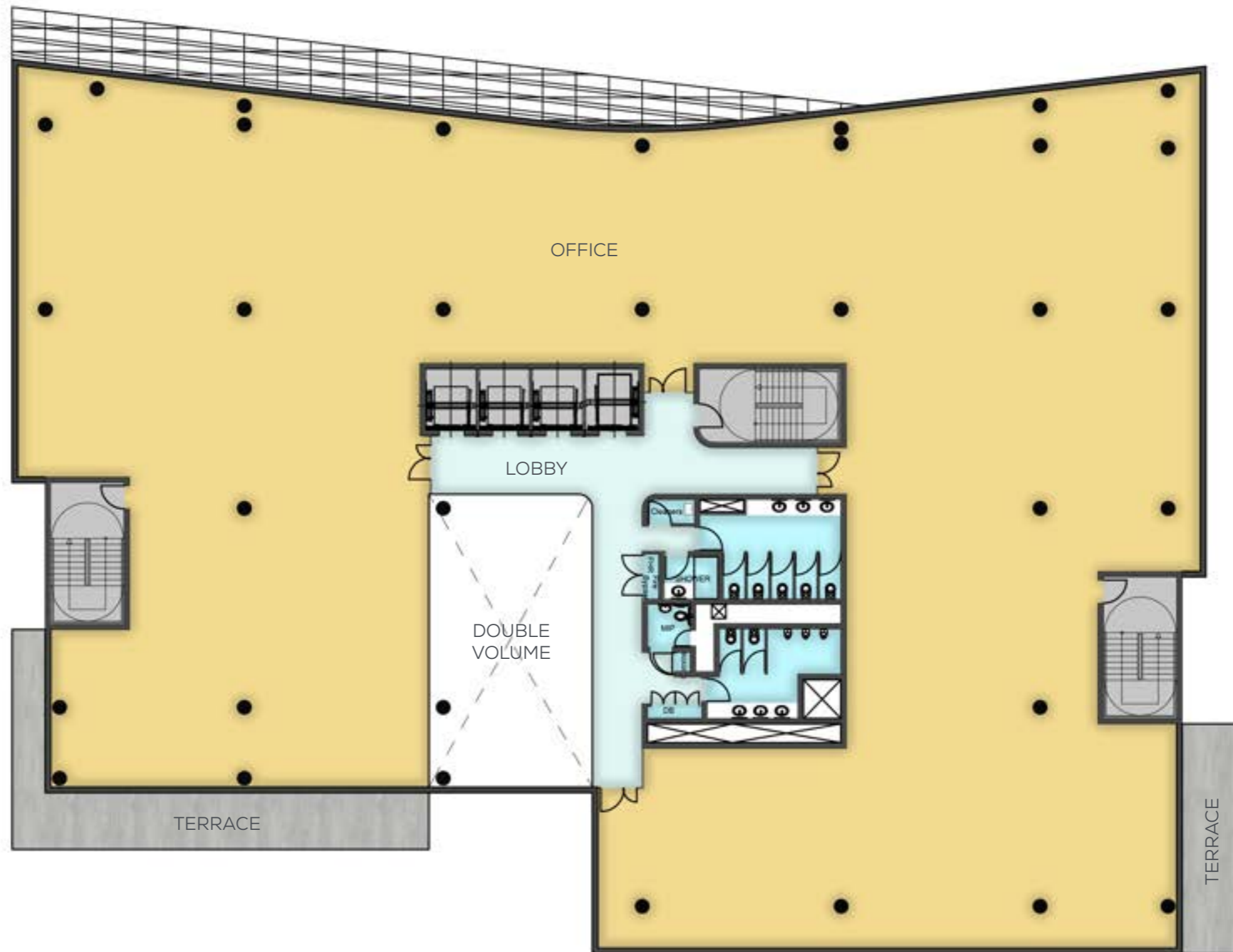


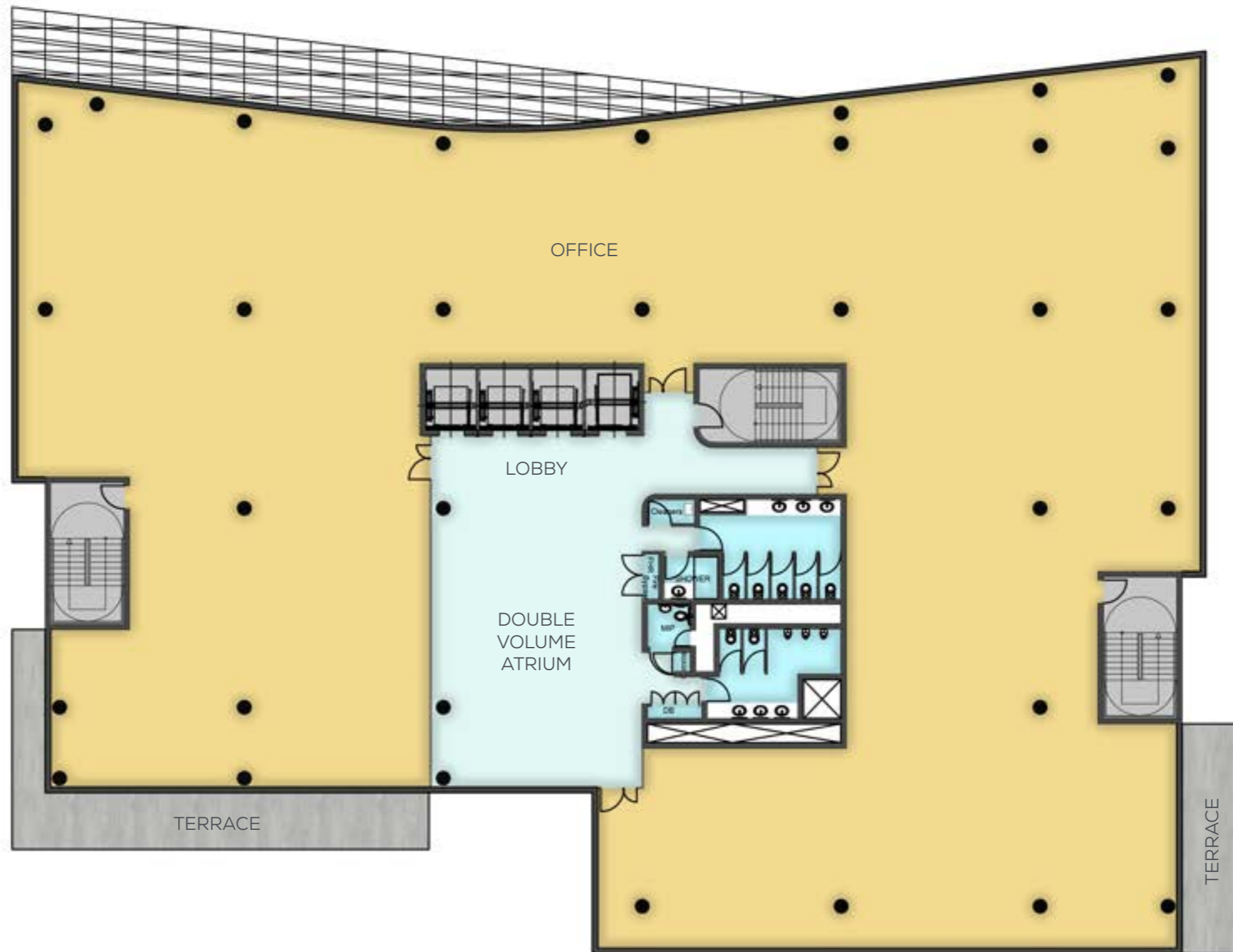


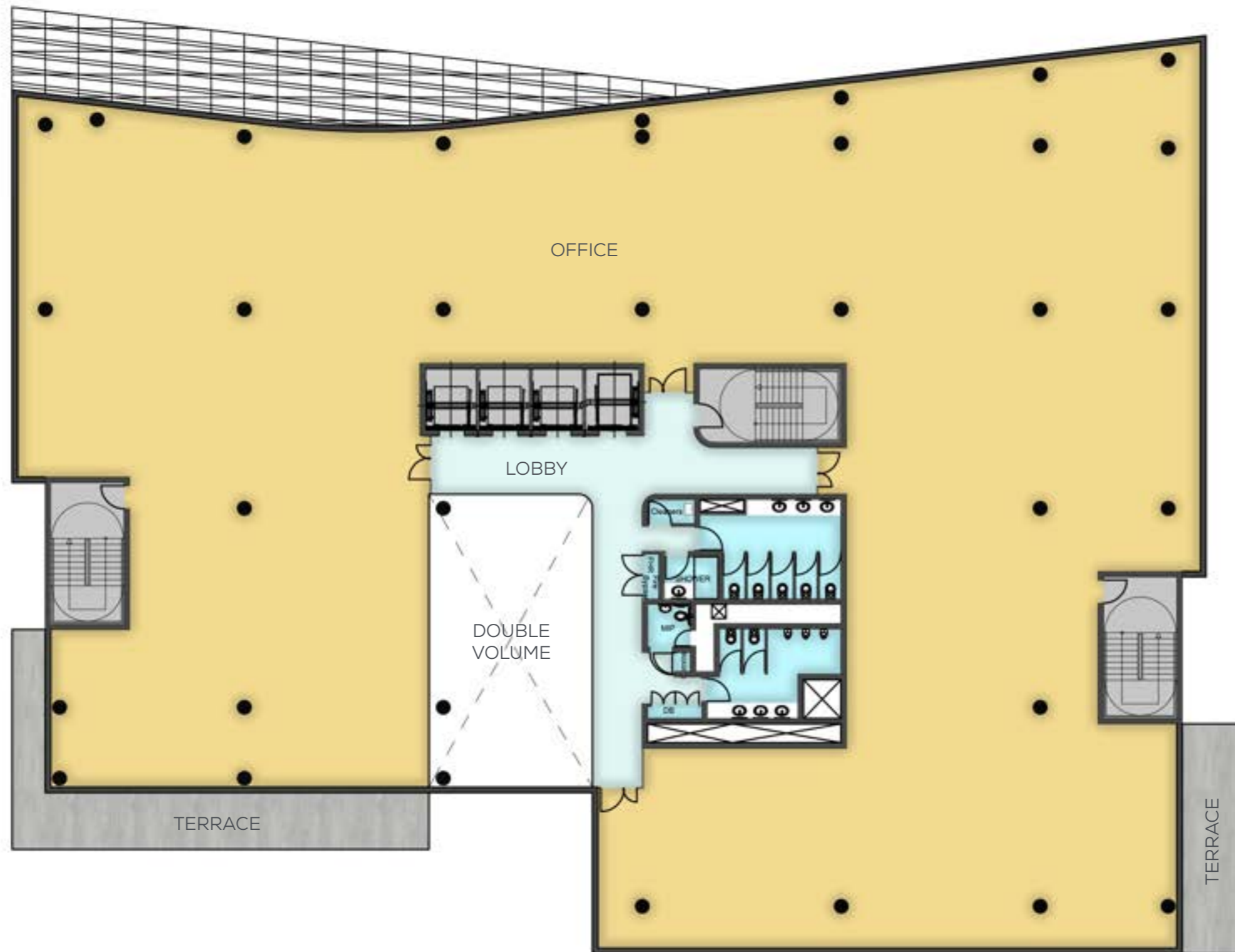


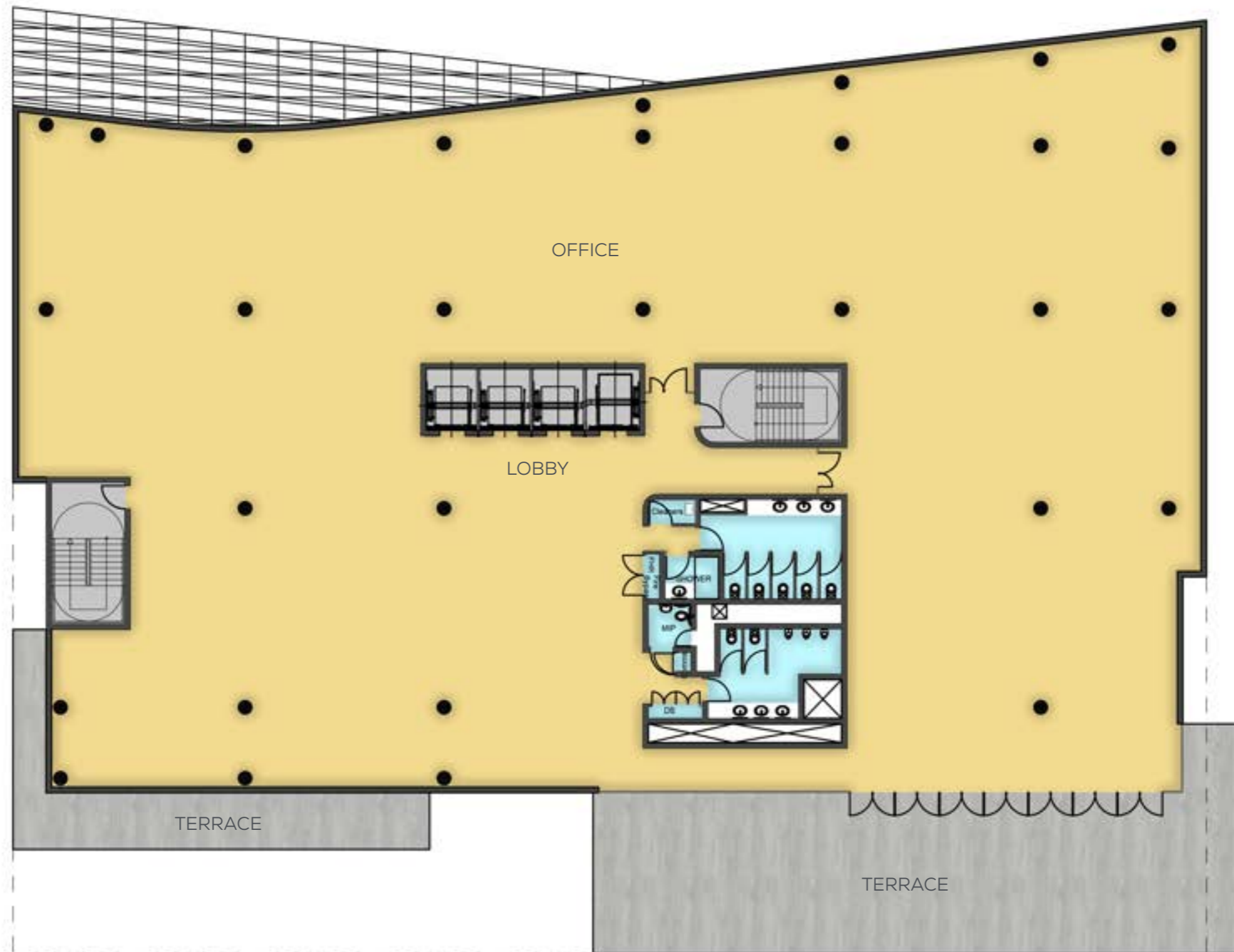












BASEMENT LEVEL 1

Scale 1:500 @ A3



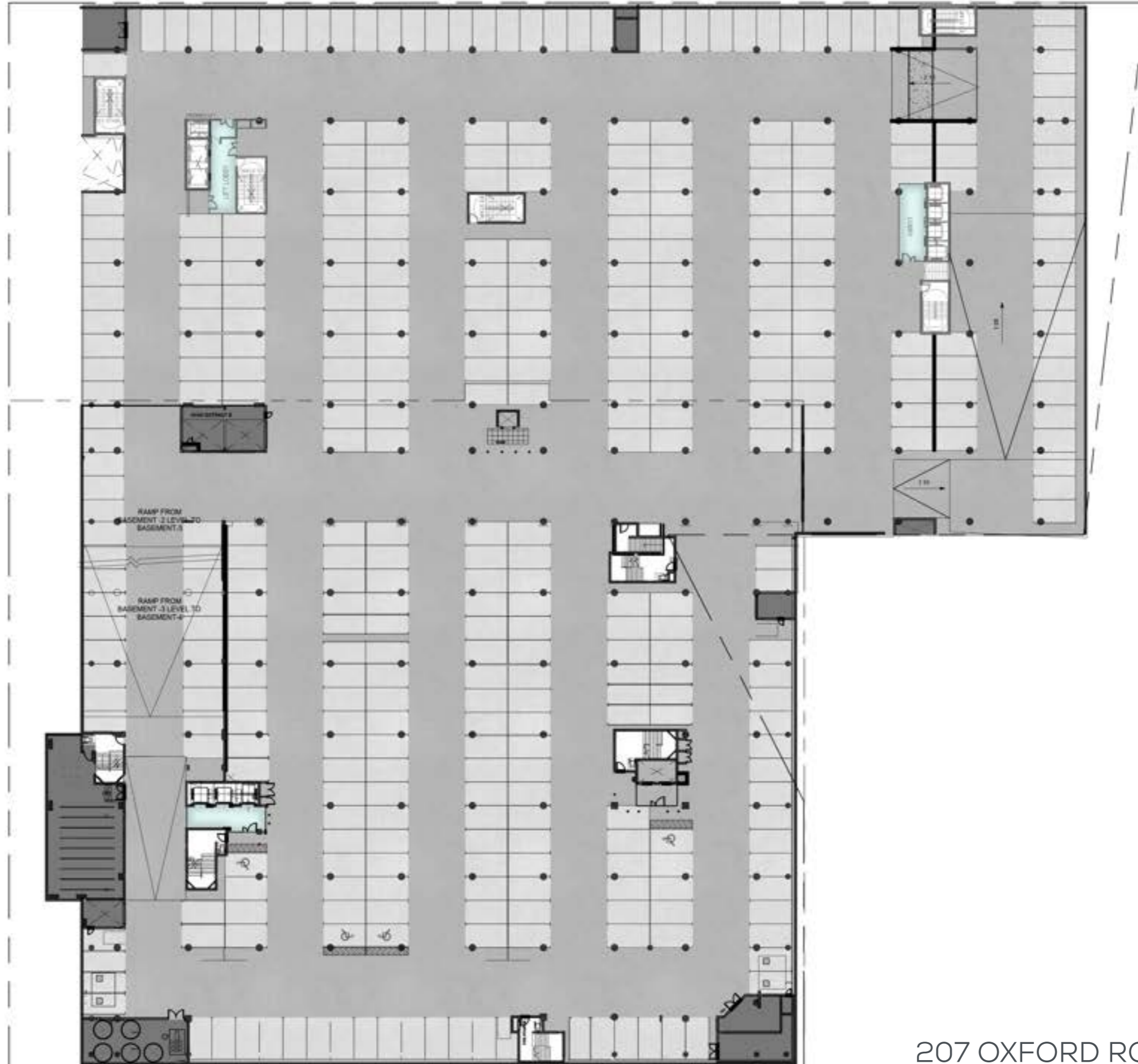
BASEMENT LEVEL 2

Scale 1:500 @ A3



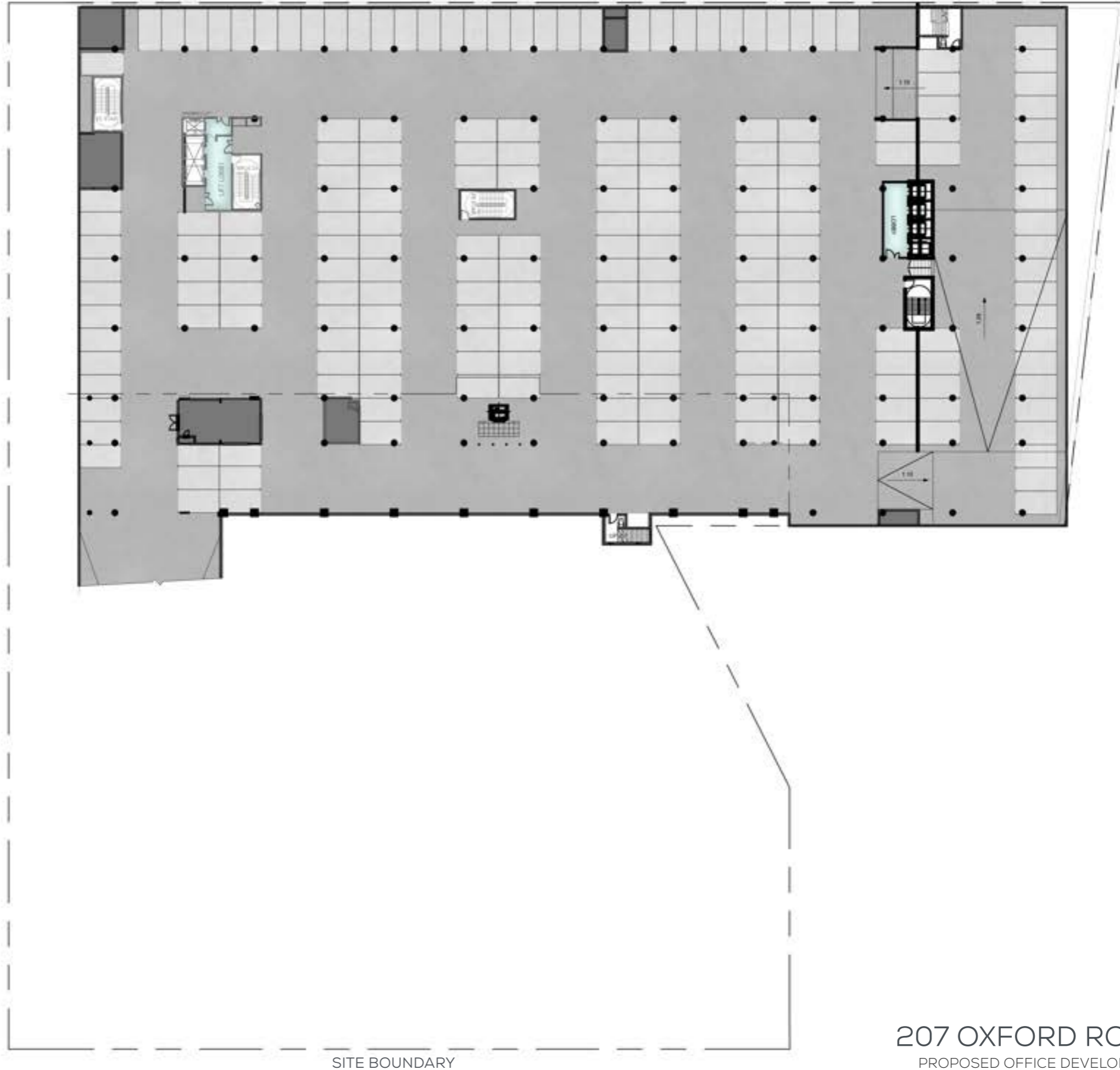
BASEMENT LEVEL 3

Scale 1:500 @ A3





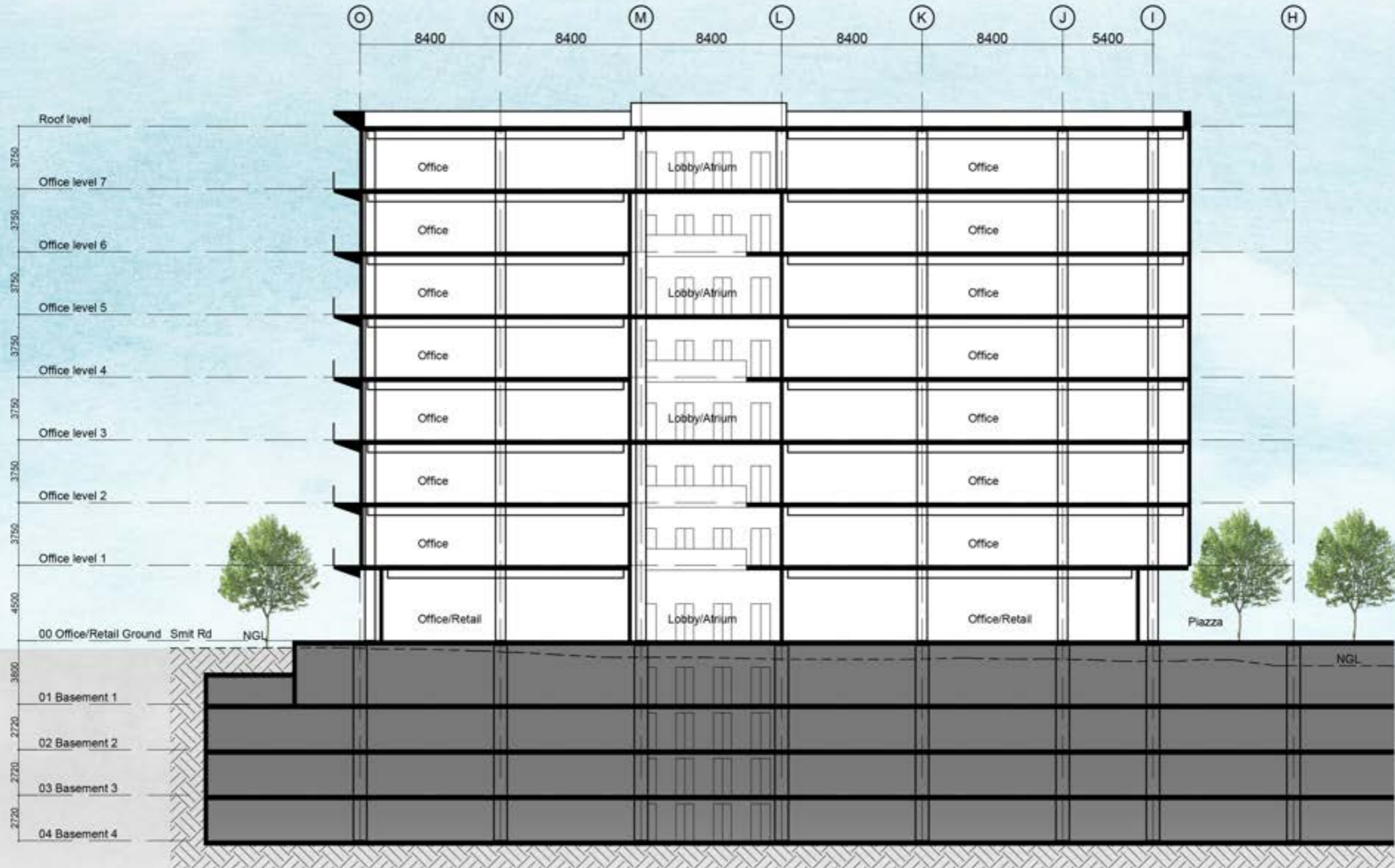
Scale 1:500 @ A3



SITE BOUNDARY

SECTION 1

Scale 1:200 @ A3

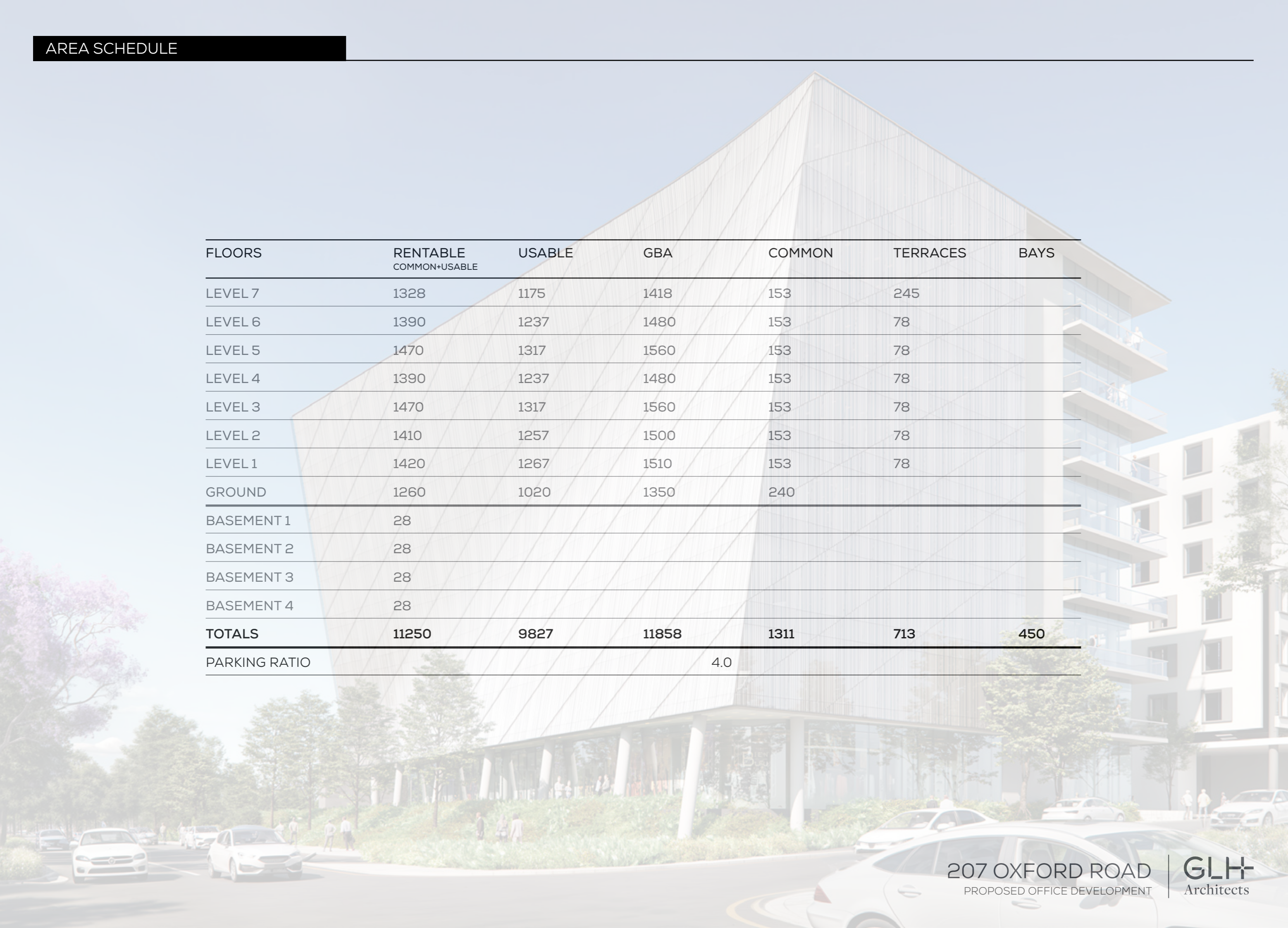


Scale 1:200 @ A3



AREA SCHEDULE

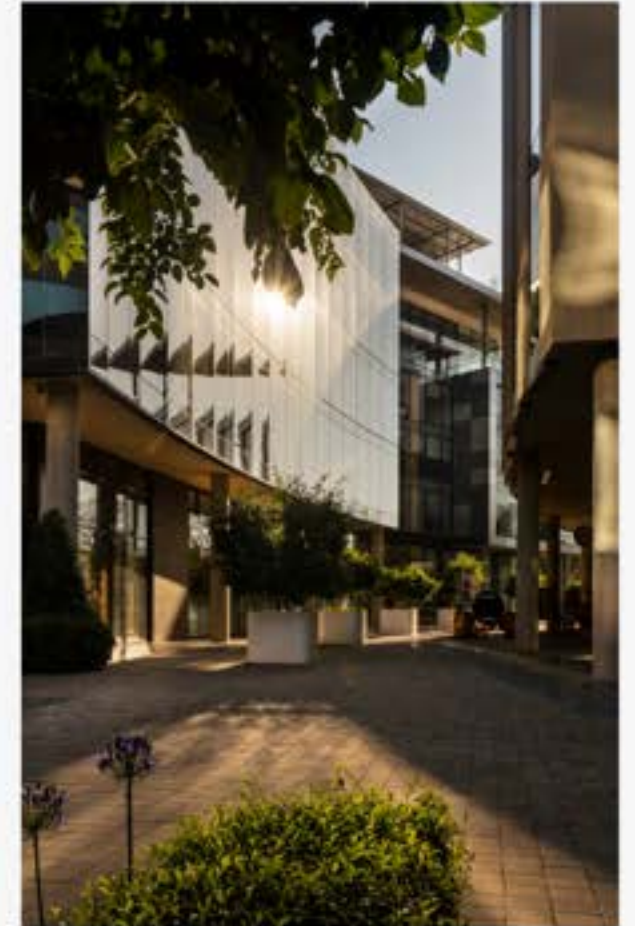
FLOORS	RENTABLE COMMON+USABLE	USABLE	GBA	COMMON	TERRACES	BAYS
LEVEL 7	1328	1175	1418	153	245	
LEVEL 6	1390	1237	1480	153	78	
LEVEL 5	1470	1317	1560	153	78	
LEVEL 4	1390	1237	1480	153	78	
LEVEL 3	1470	1317	1560	153	78	
LEVEL 2	1410	1257	1500	153	78	
LEVEL 1	1420	1267	1510	153	78	
GROUND	1260	1020	1350	240		
BASEMENT 1	28					
BASEMENT 2	28					
BASEMENT 3	28					
BASEMENT 4	28					
<b>TOTALS</b>	<b>11250</b>	<b>9827</b>	<b>11858</b>	<b>1311</b>	<b>713</b>	<b>450</b>
PARKING RATIO			4.0			



# 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 Tower, Sony Music, Sony Publishing  
and J1



4 Parks Blvd | Aug 2021  
Radisson RED Hotel



203 Oxford | Jan 2021  
Life Healthcare HQ



4 Parks Blvd | Oct 2020  
Mater Private Equity, G-D Currency  
Technology, Instinctif Partners, Angus American  
LWD, Zurich, and J1



7 Parks Blvd | Mar 2022  
Anglo American Global Shared Services



5 Parks Blvd | Sep 2023  
Boston Consulting Group, Filerman, Heidrick  
and Struggles, Resize, PFC, Arysta, Skin Renewal,  
and Intagrop



196 Oxford | Dec 2018  
BP Southern Africa, RPS, Enova Africa, Allied  
Gold, Bluerock Advisors, and Credit Wealth



3 Parks Blvd | Jun 2020  
Royal Baking Holdings



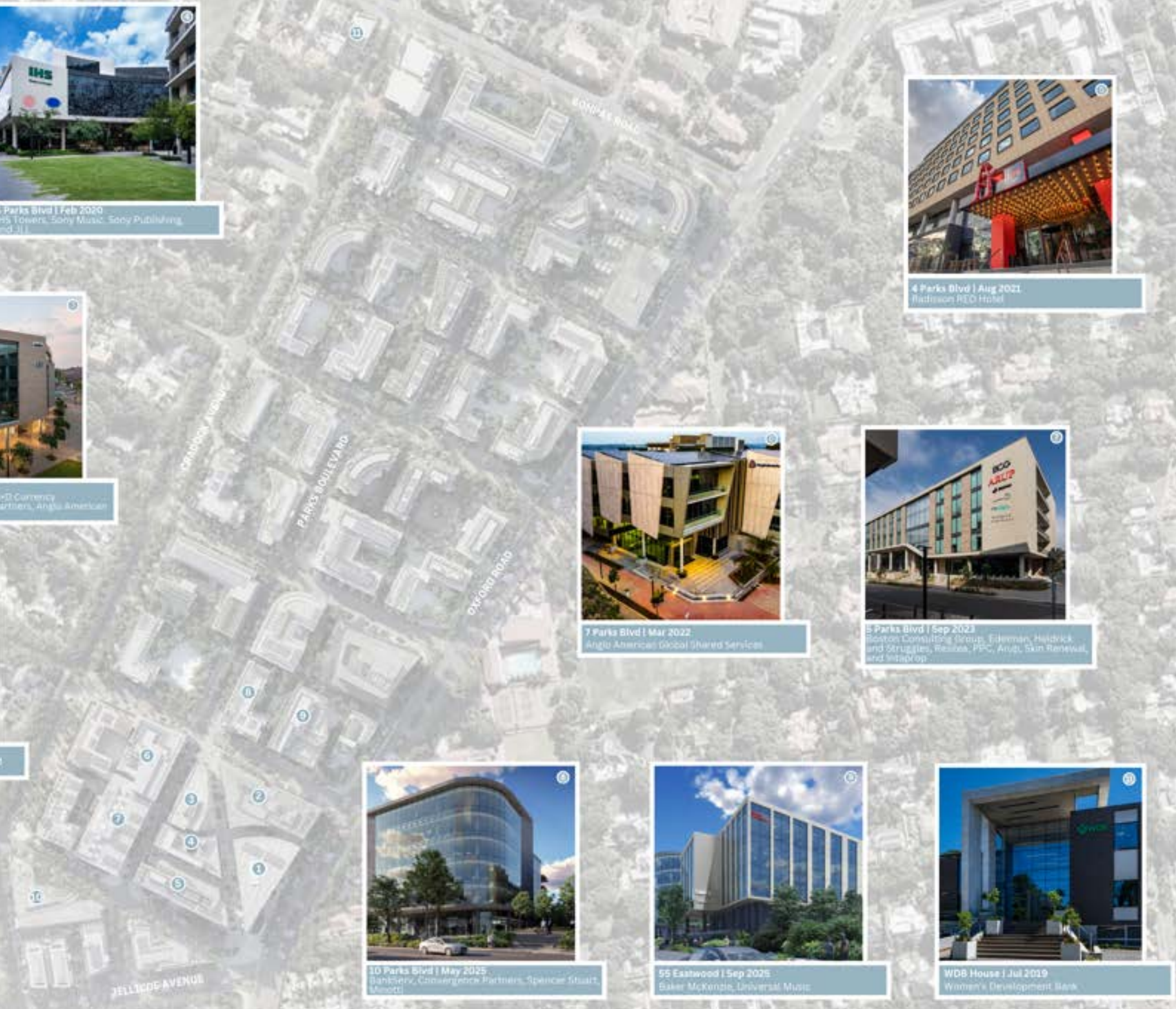
10 Parks Blvd | May 2025  
BankBanc, Crowgeorge Partners, Spence Stuart,  
Masco



55 Eastwood | Sep 2025  
Baker McKenzie, Universal Music



WDB House | Jul 2019  
Women's Development Bank



# COMMERCIAL TENANTS



# RETAIL & AMENITIES

**DOUBLESHOT**  
— coffee & tea —

joyJOZI

**OCASO**  
BAR & EATERY



**Minotti**  
JOHANNESBURG

**MM**  
&  
OPTICAL

pink mama's



SKIN**renewal**



le fleur  
CAFÉ

Ethos

**ZEDMEN**

**Q**

**LEVINERS**  
DRY CLEAN & SHOE CLINIC

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



**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





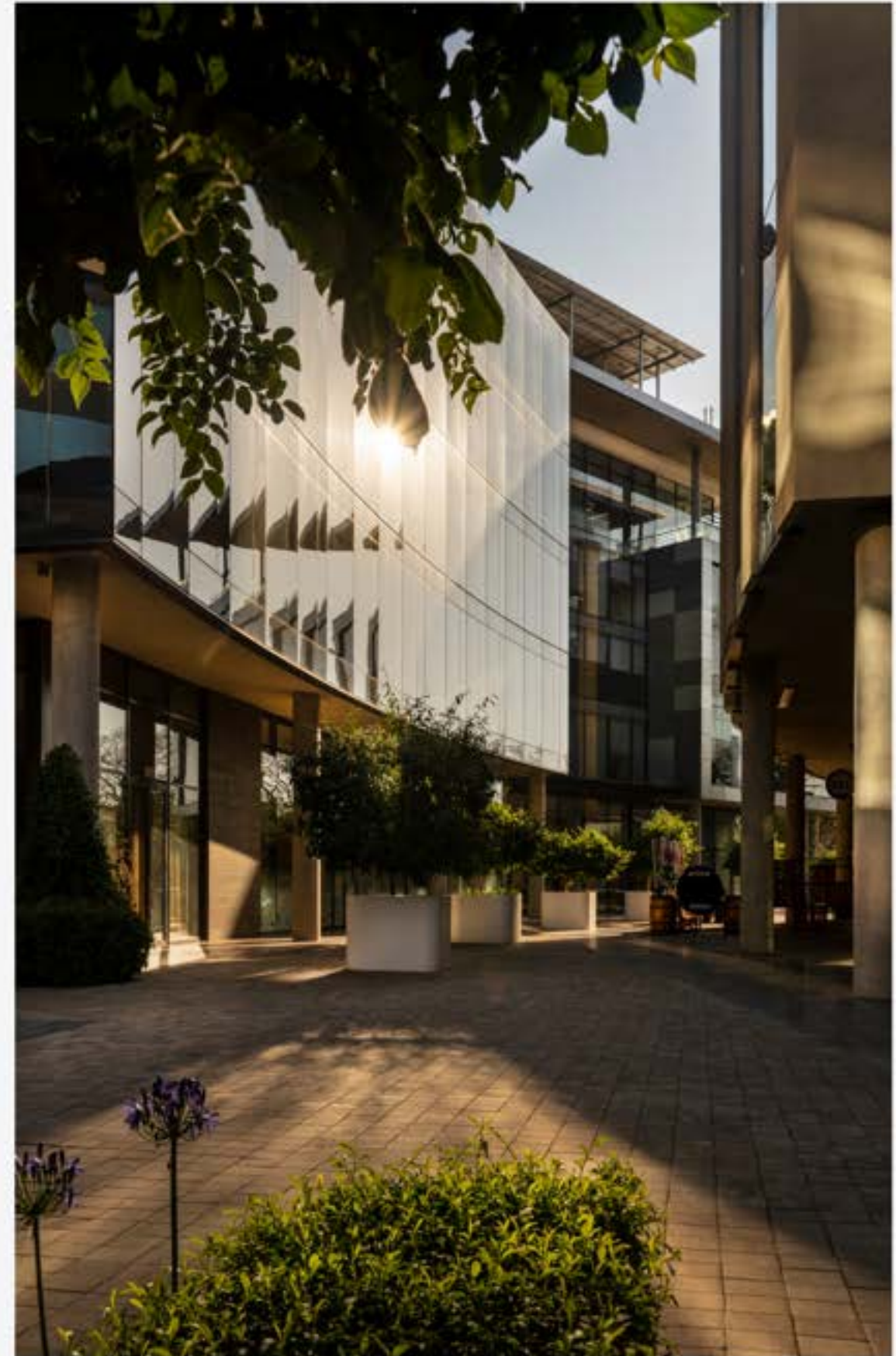


## OXFORD PARKS AMENITIES WITHIN A 1KM RADIUS

- 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

## VALUE PROPOSITION

- Premium Grade New Building with the latest technologies including a BMS
- Targeting 6-star Green rated Carbon Net Zero building with Solar installation
- Positioned along Prominent Oxford Road
- Conclusion of a green lease inline with ESG principles
- Tenant input into the design of the building
- Backup power and water
- Privately managed precinct
- Precinct Amenities
- Proximity to Gautrain





**IHS**

Towers of strength



SONY MUSIC



SONY MUSIC  
JAPAN

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**INTAPROP**

PROPERTY DEVELOPMENT  
AND INVESTMENT


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