

OXFORD PARKS

3 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**. 3 PARKS BOULEVARD WILL BE NO EXCEPTION TO THE HIGH QUALITY DEVELOPMENT FINISH THAT OXFORD PARKS PRIDES ITSELF ON.



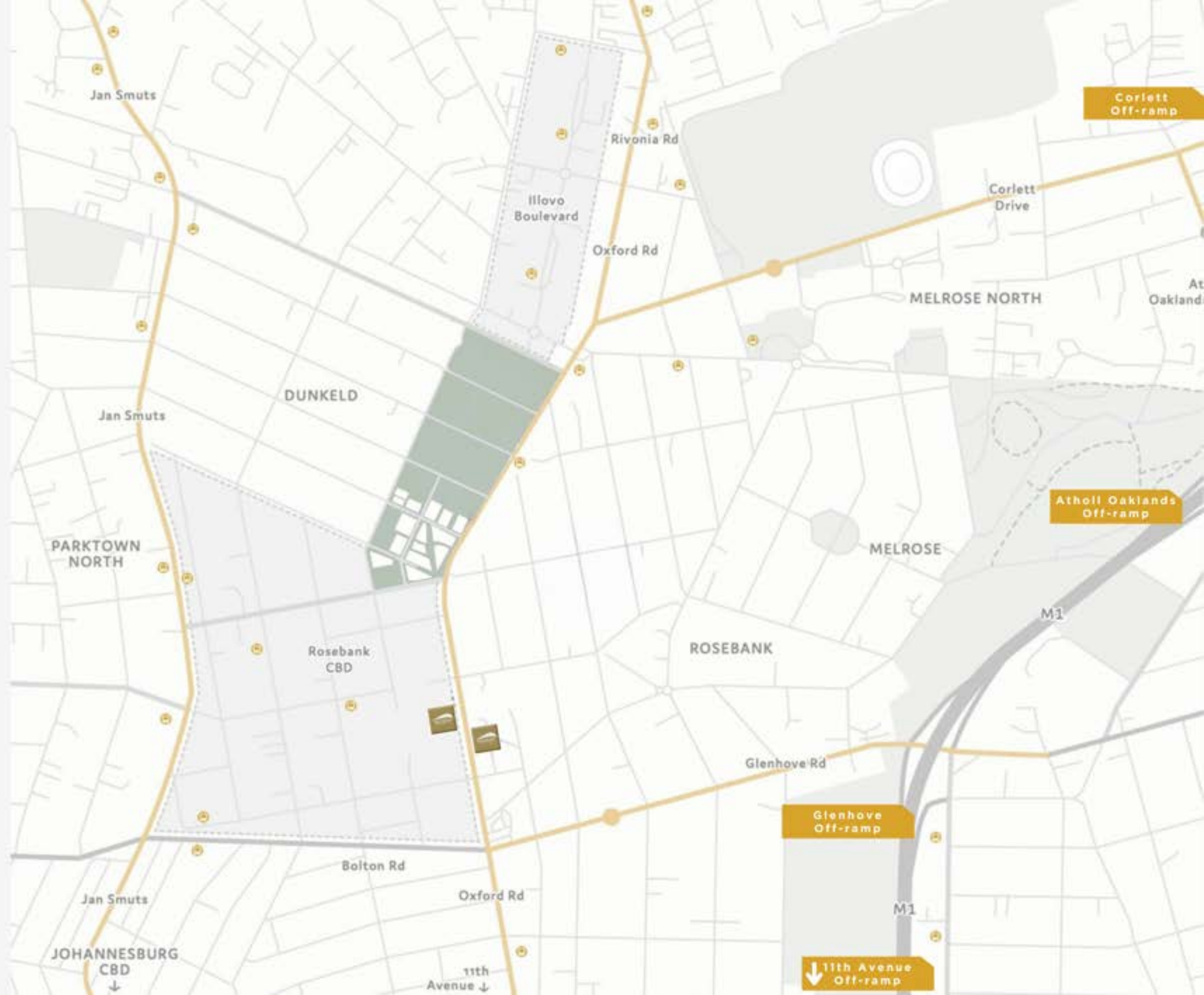
melior

GD

8

8

PERFECTLY
LOCATED





400m





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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

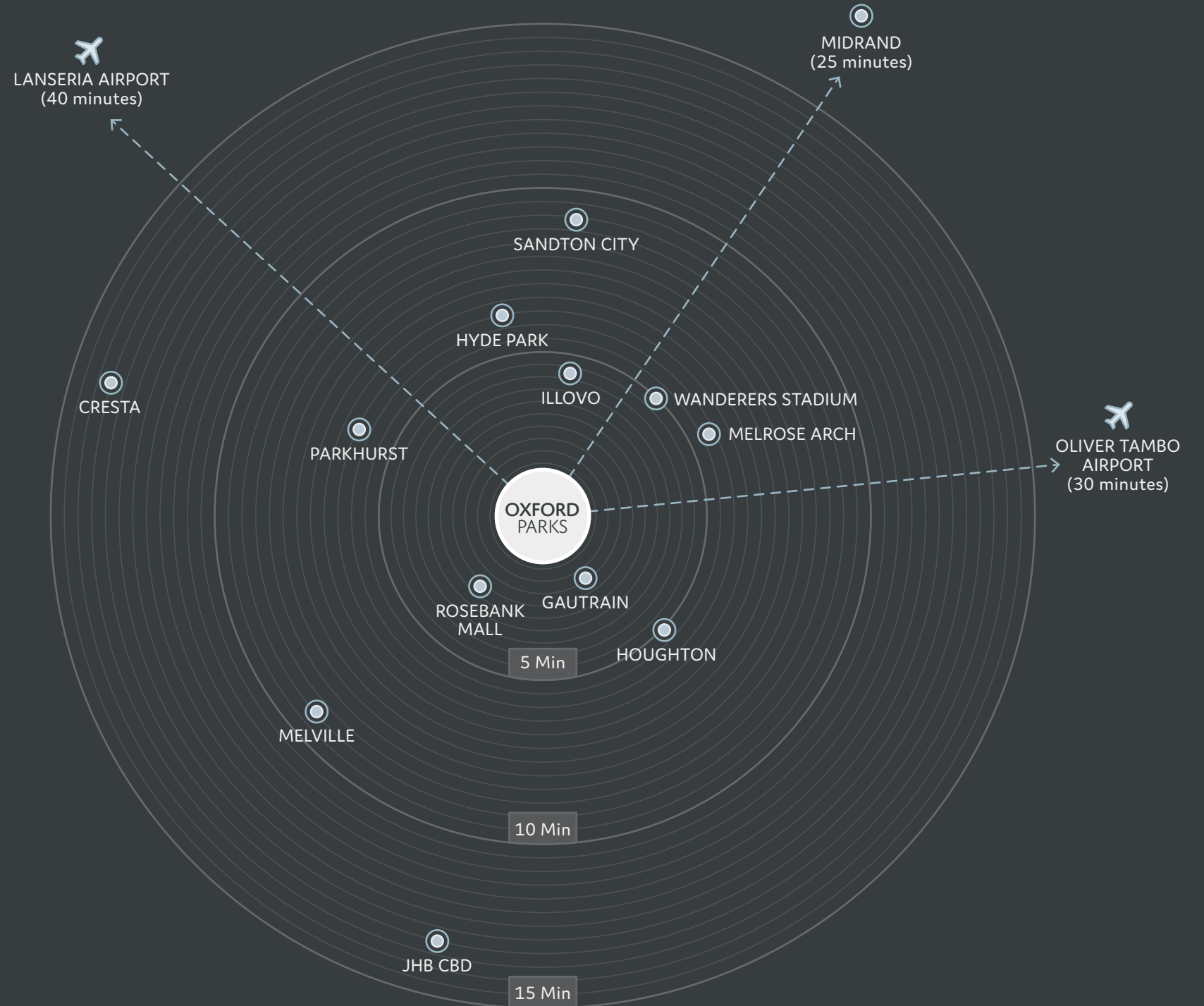
5 Minutes
- ROSEBANK RETAIL**
Houses over 200 shops and restaurants

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

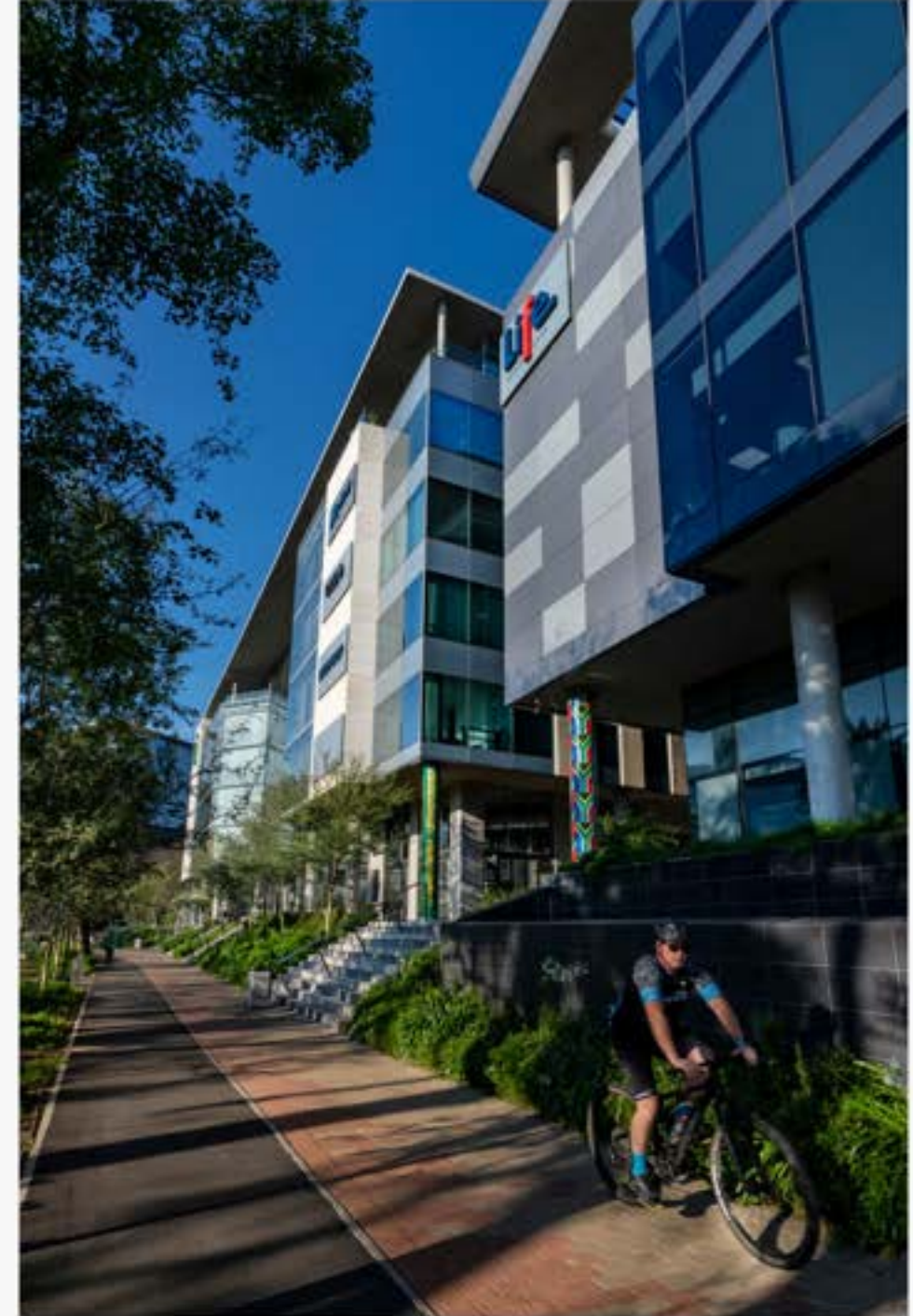
9 Minutes
- OLIVER TAMBO AIRPORT**
International airport

30 Minutes

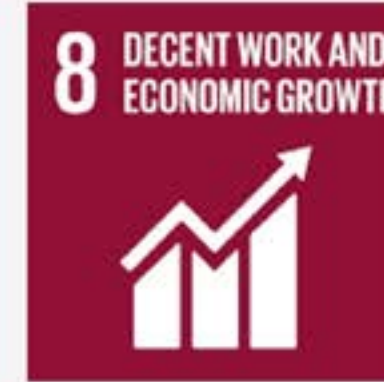


PRECINCT CONCEPT

- 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



THE 3 PARKS BOULEVARD 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.











GROUND FLOOR

Scale 1:300 @ A3



FIRST FLOOR

Scale 1:300 @ A3



SECOND FLOOR

Scale 1:300 @ A3



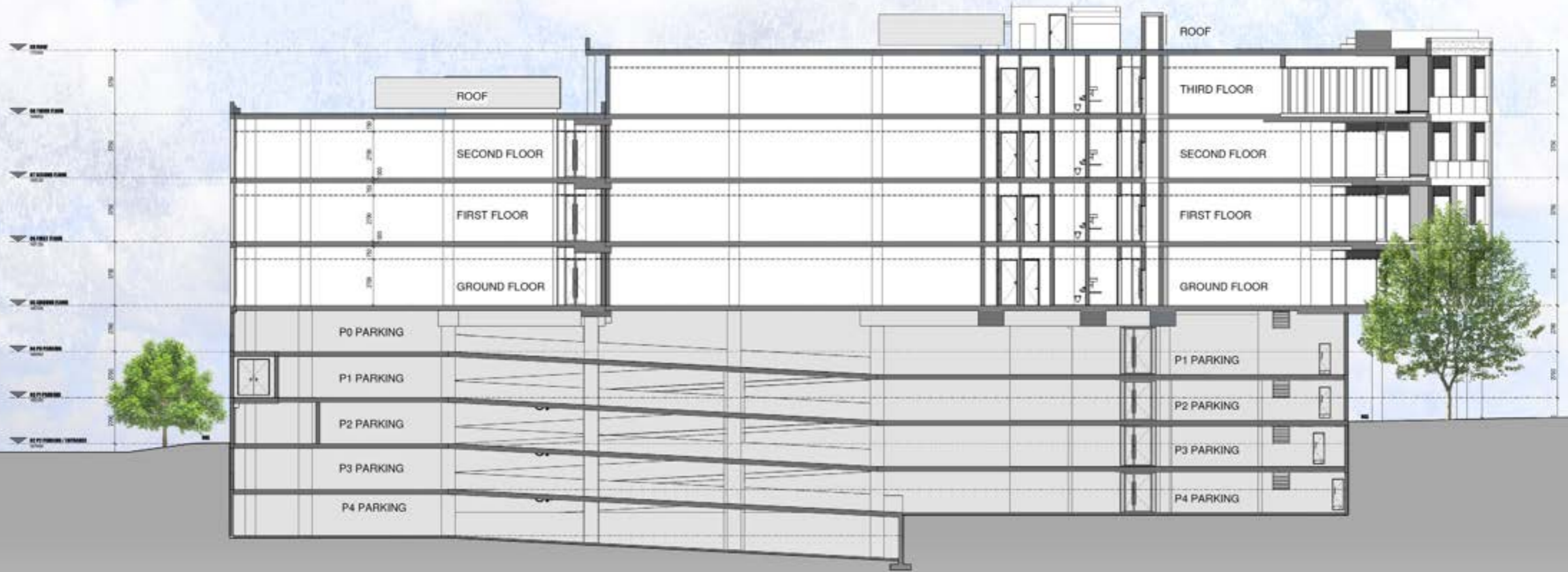
THIRD FLOOR

Scale 1:300 @ A3



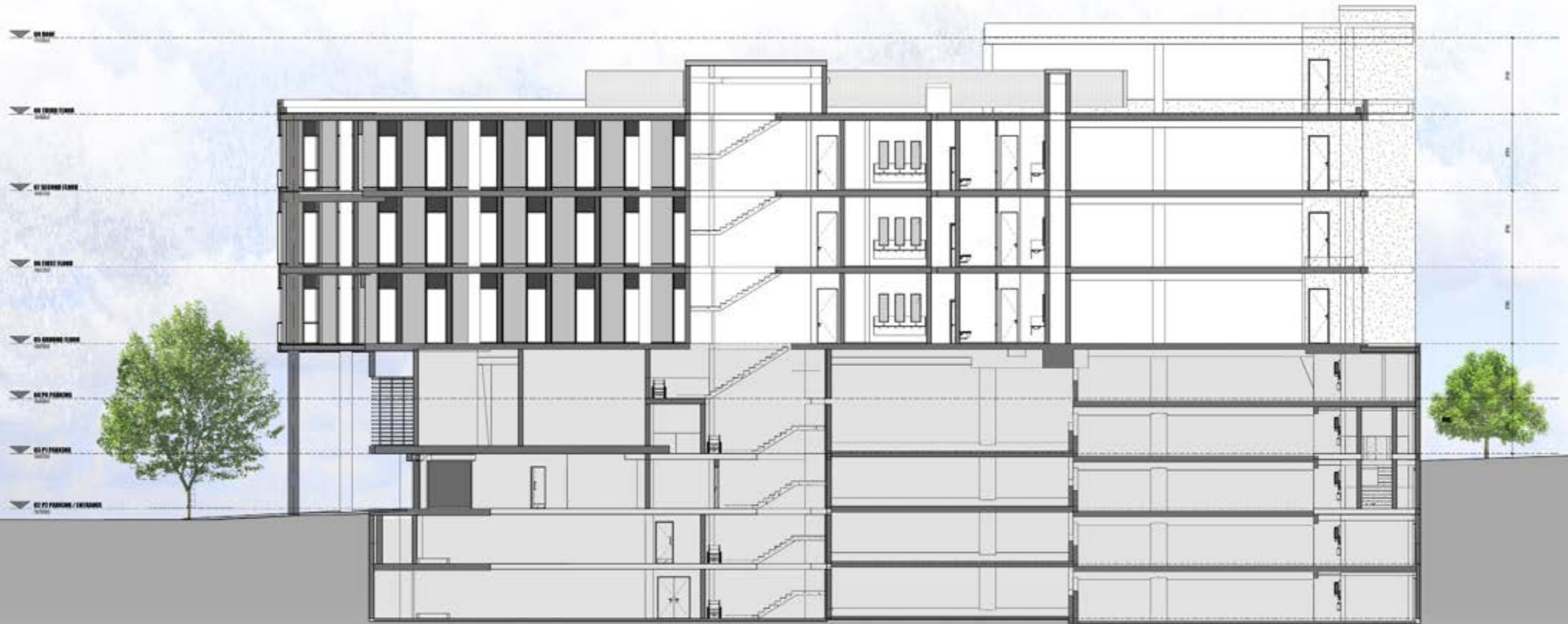
SECTION A-A

Scale 1:250 @ A3



SECTION B-B

Scale 1:250 @ A3



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
Mober 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



IHS

Towers of strength



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SINGAPORE

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LIFE CONNECTED

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