

An architectural rendering of a modern, multi-story building. The building features a prominent corner with large glass windows that reflect the sky and clouds. The facade is a mix of light-colored panels and vertical wood slats. The building is set against a backdrop of a blue sky with soft, white clouds. In the foreground, there is a street with a few people walking and a car parked. The overall scene is bright and clear.

5 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**. 5 PARKS BOULEVARD WILL BE NO EXCEPTION TO THE HIGH QUALITY DEVELOPMENT FINISH THAT OXFORD PARKS PRIDES ITSELF ON.



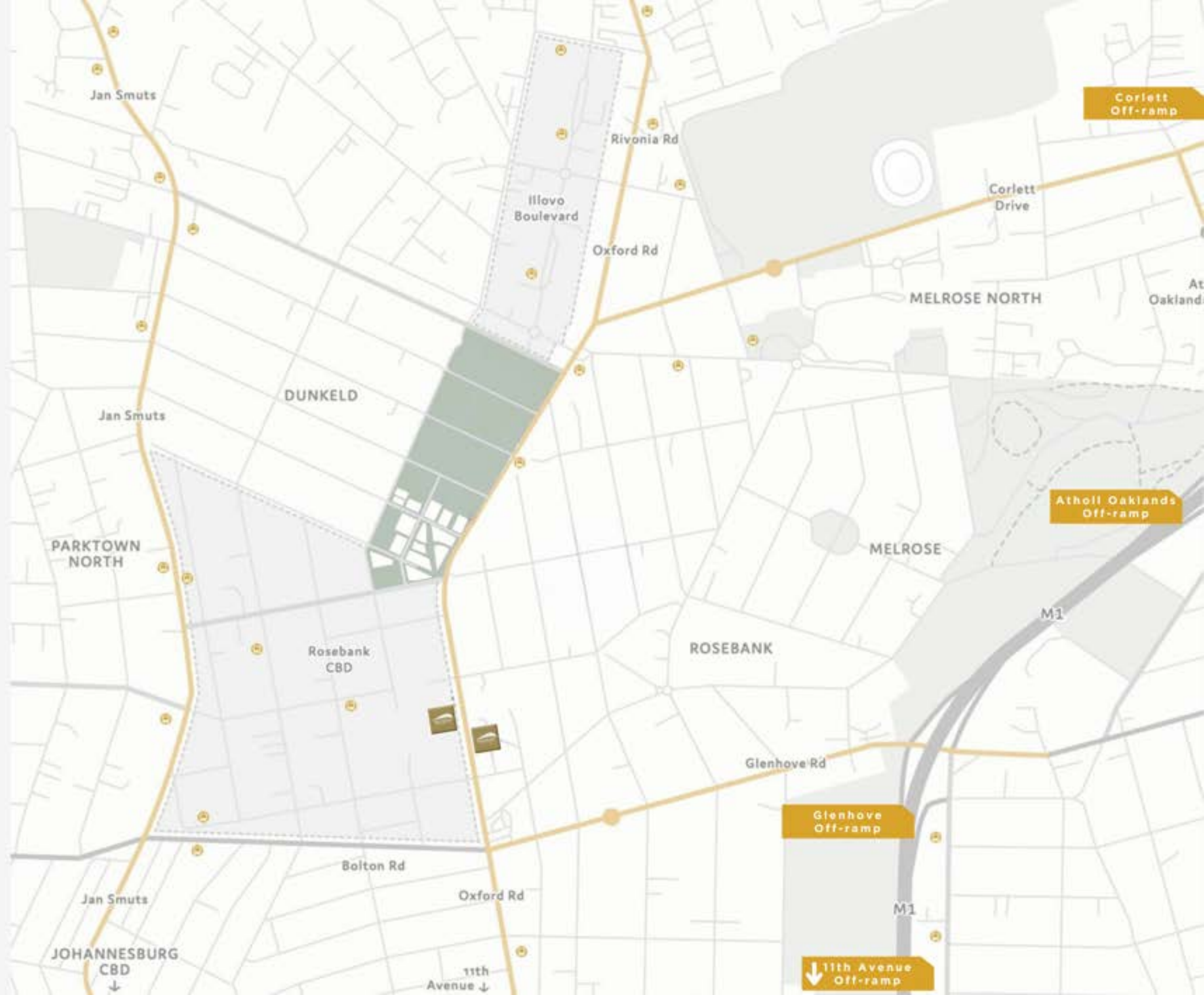
medica



8

8

PERFECTLY
LOCATED







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.

5 Parks Boulevard 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

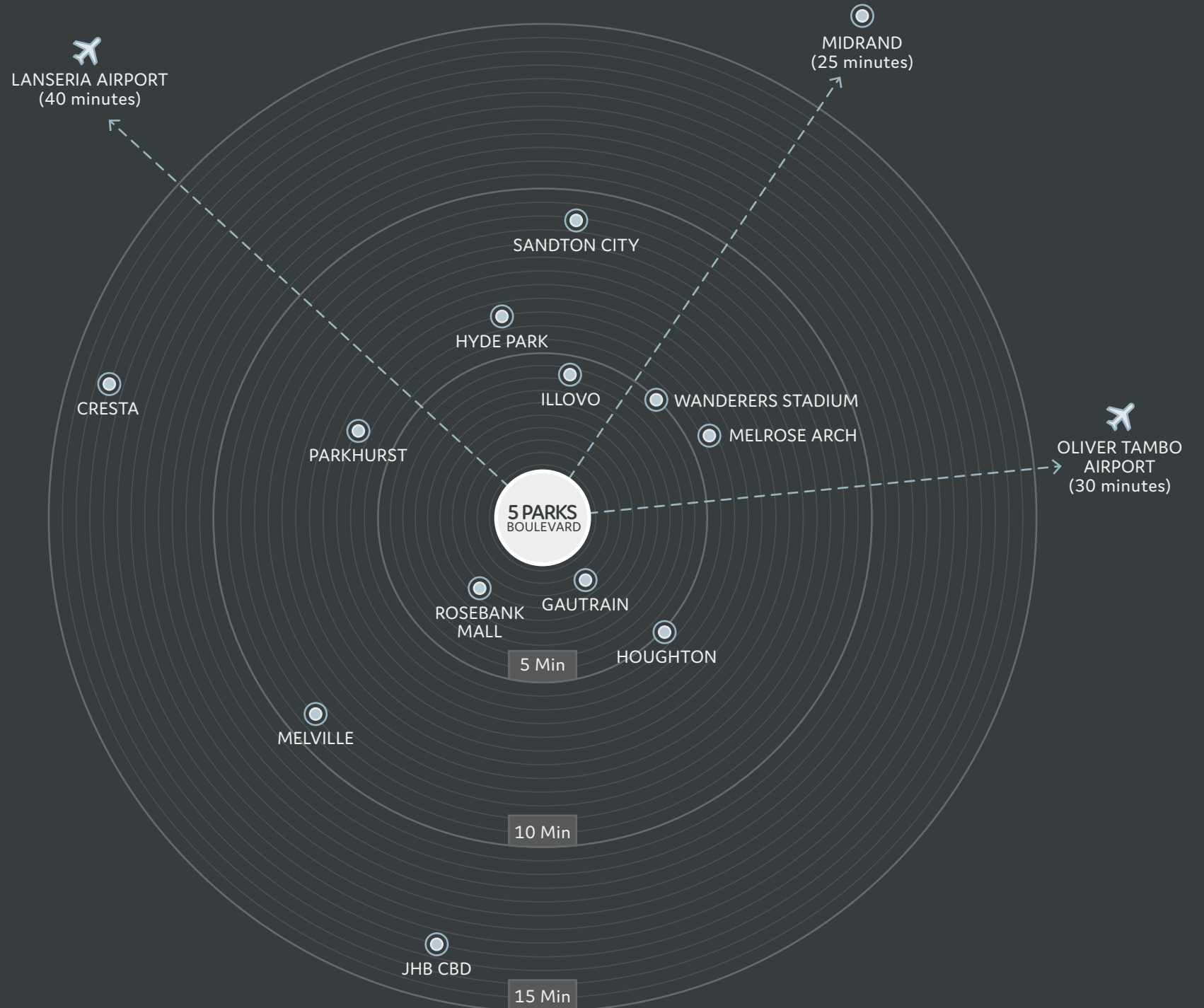
5 Minutes
- ROSEBANK MALL**
Houses over 200 shops and restaurants

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

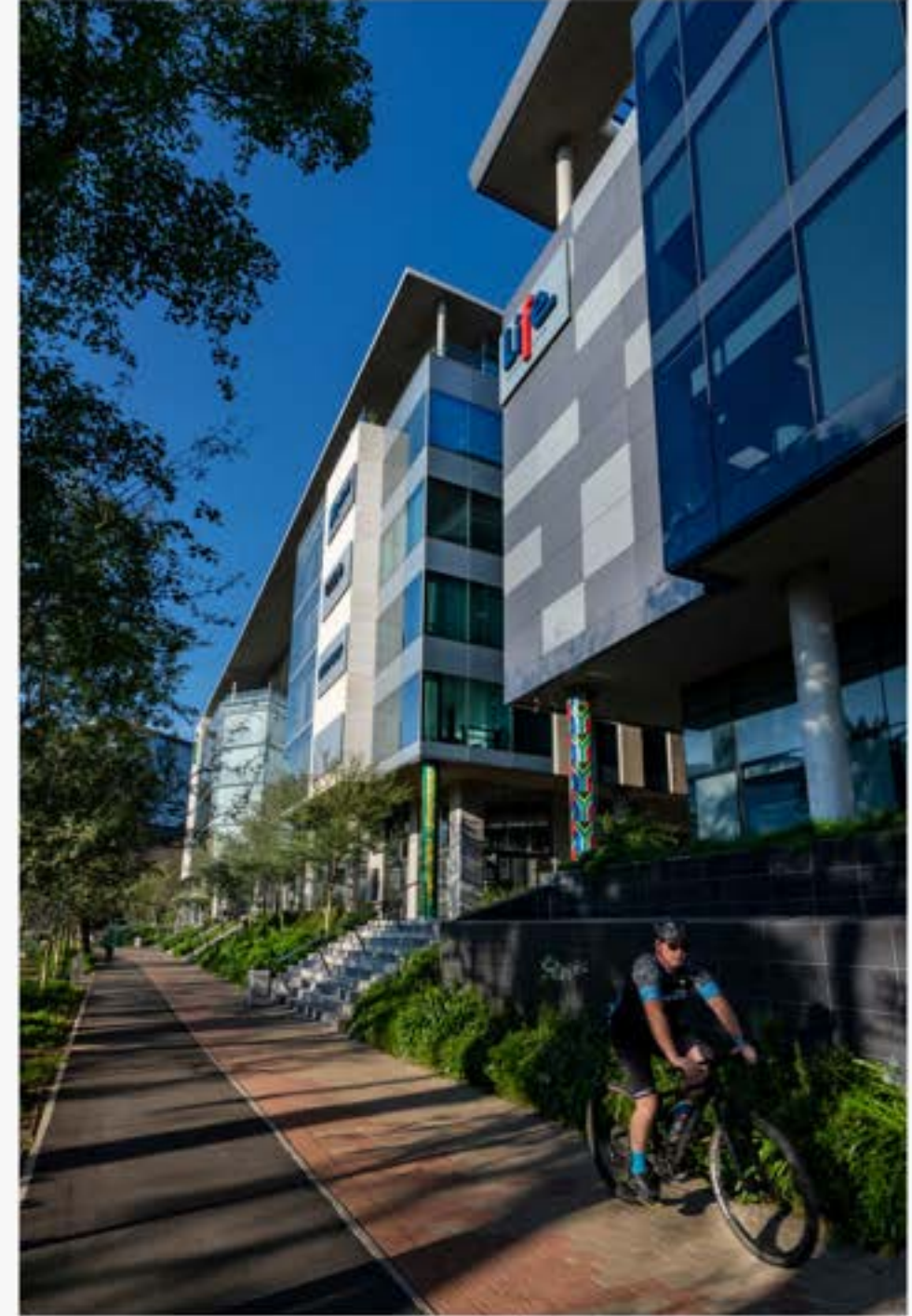
9 Minutes
- OLIVER TAMBO AIRPORT**
International airport

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 5 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.



BCG
ARUP

Edelman







5 PARKS
BOULEVARD



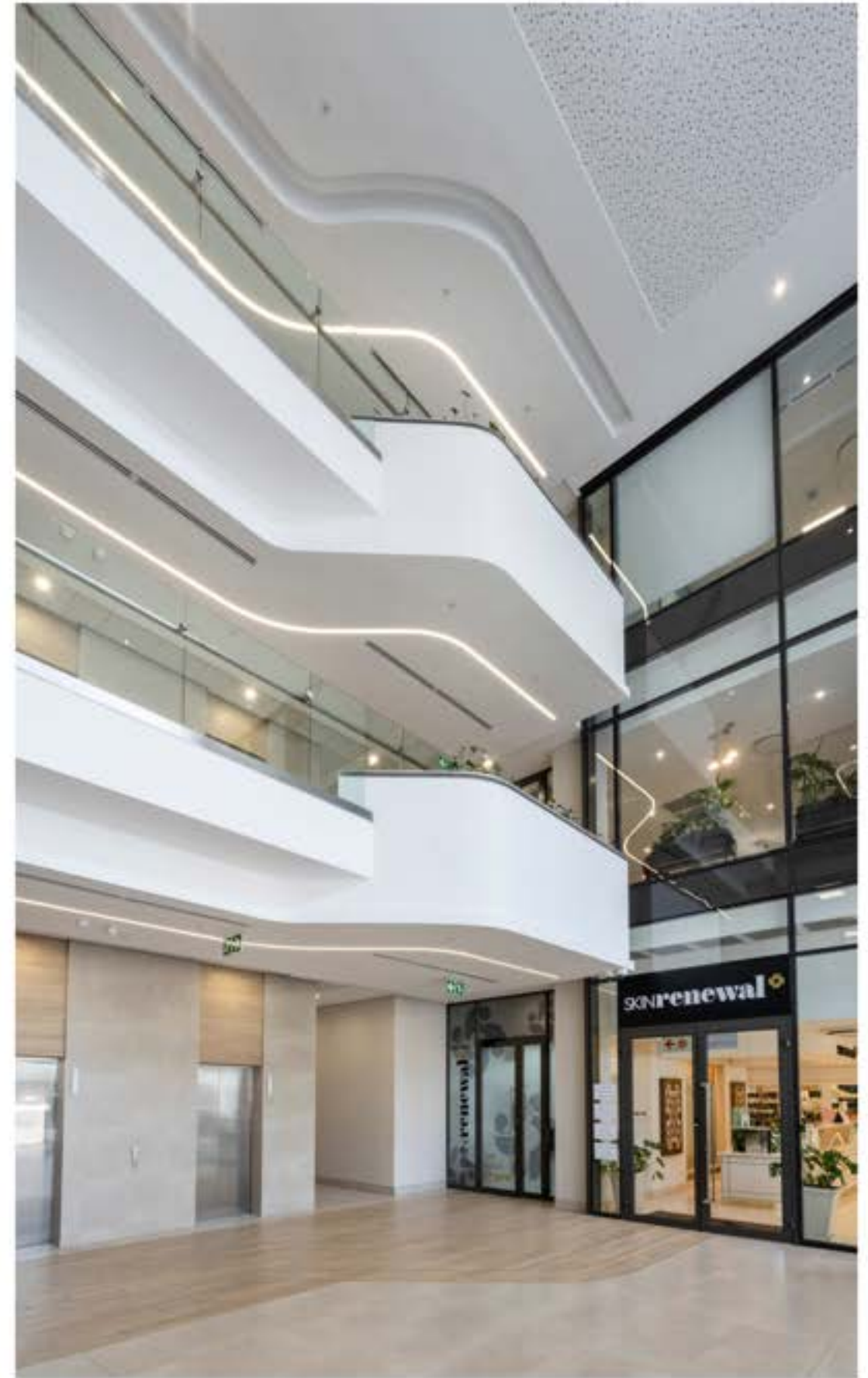
BCG
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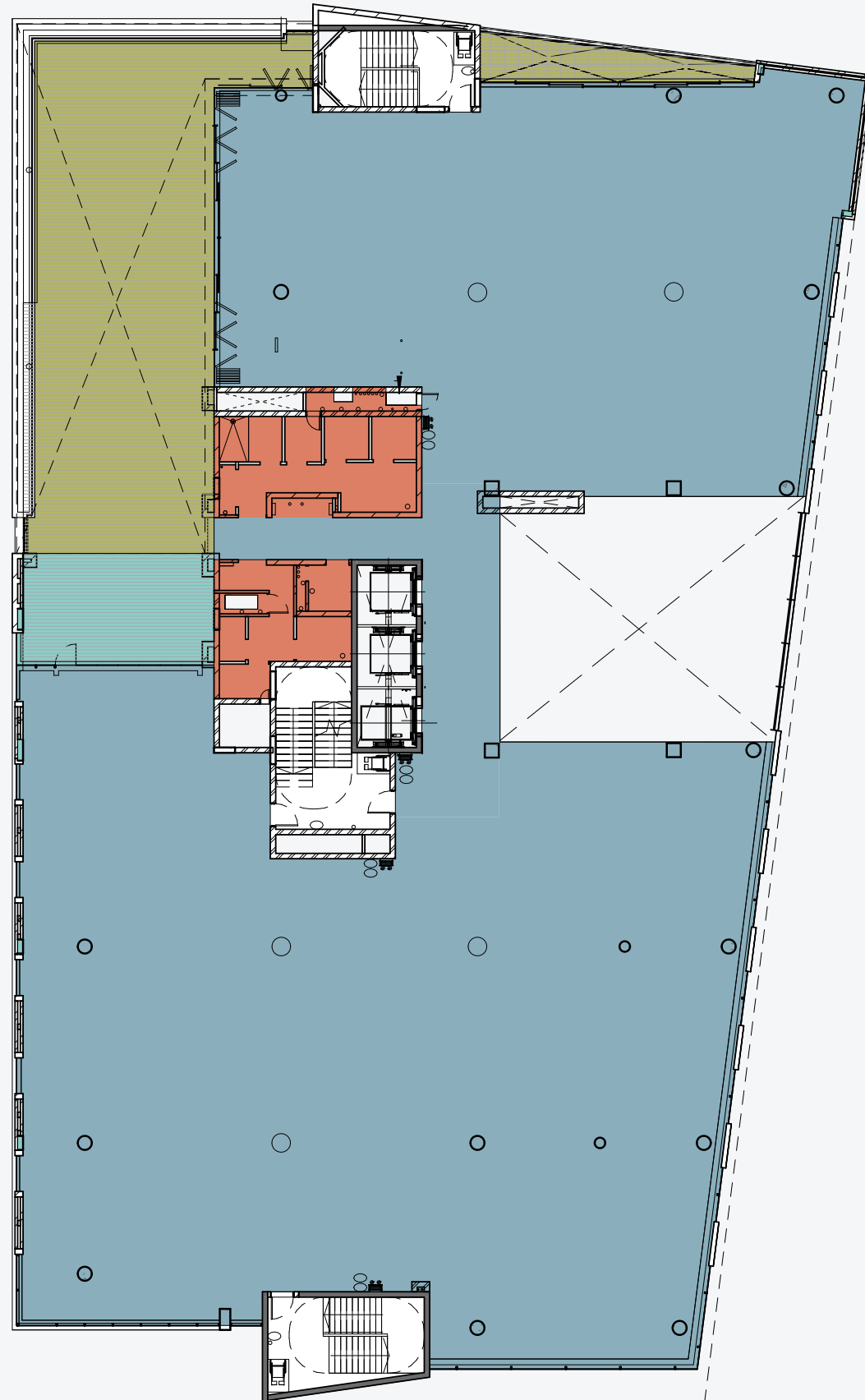






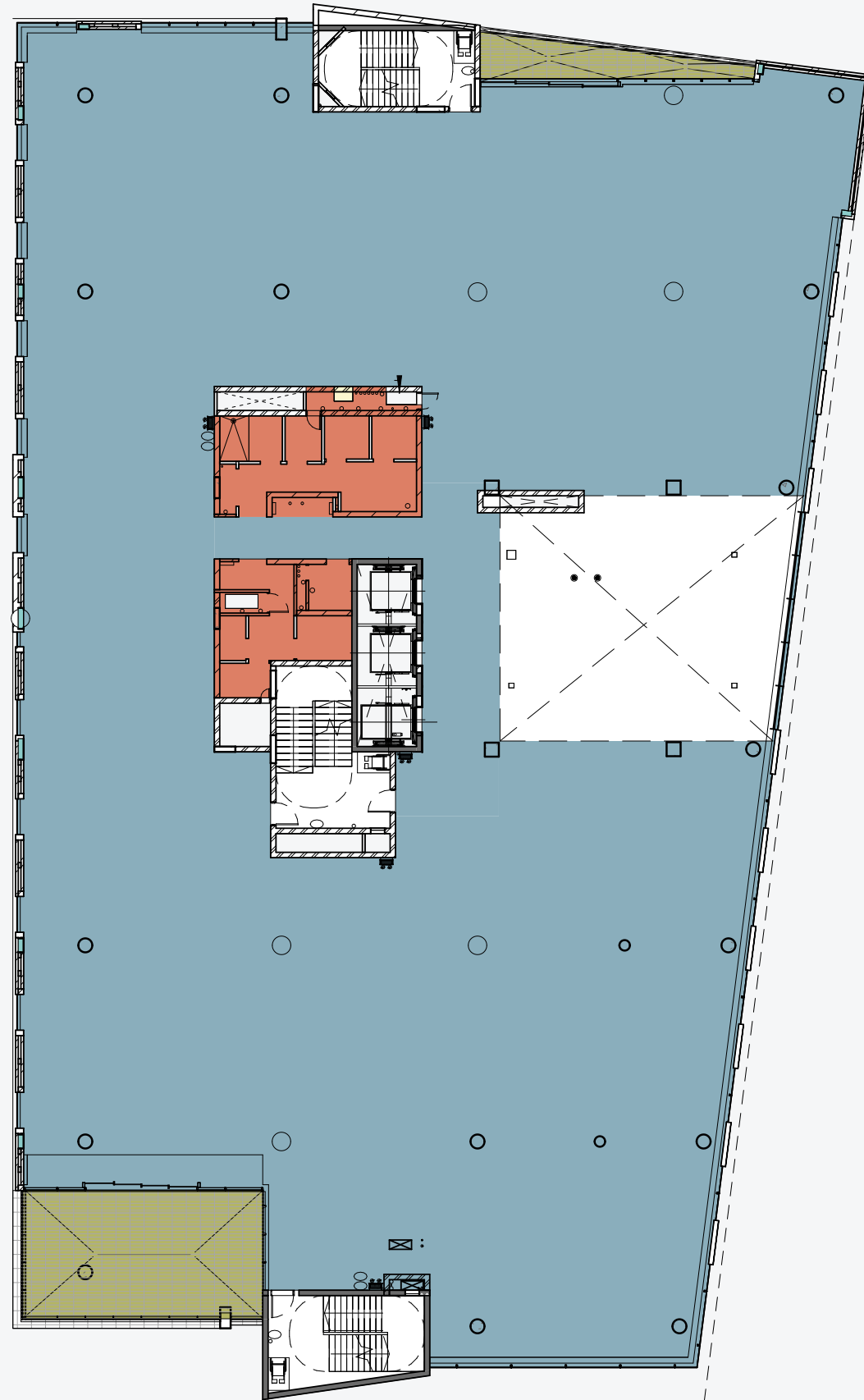
FLOORPLANS

OFFICE LEVEL 4



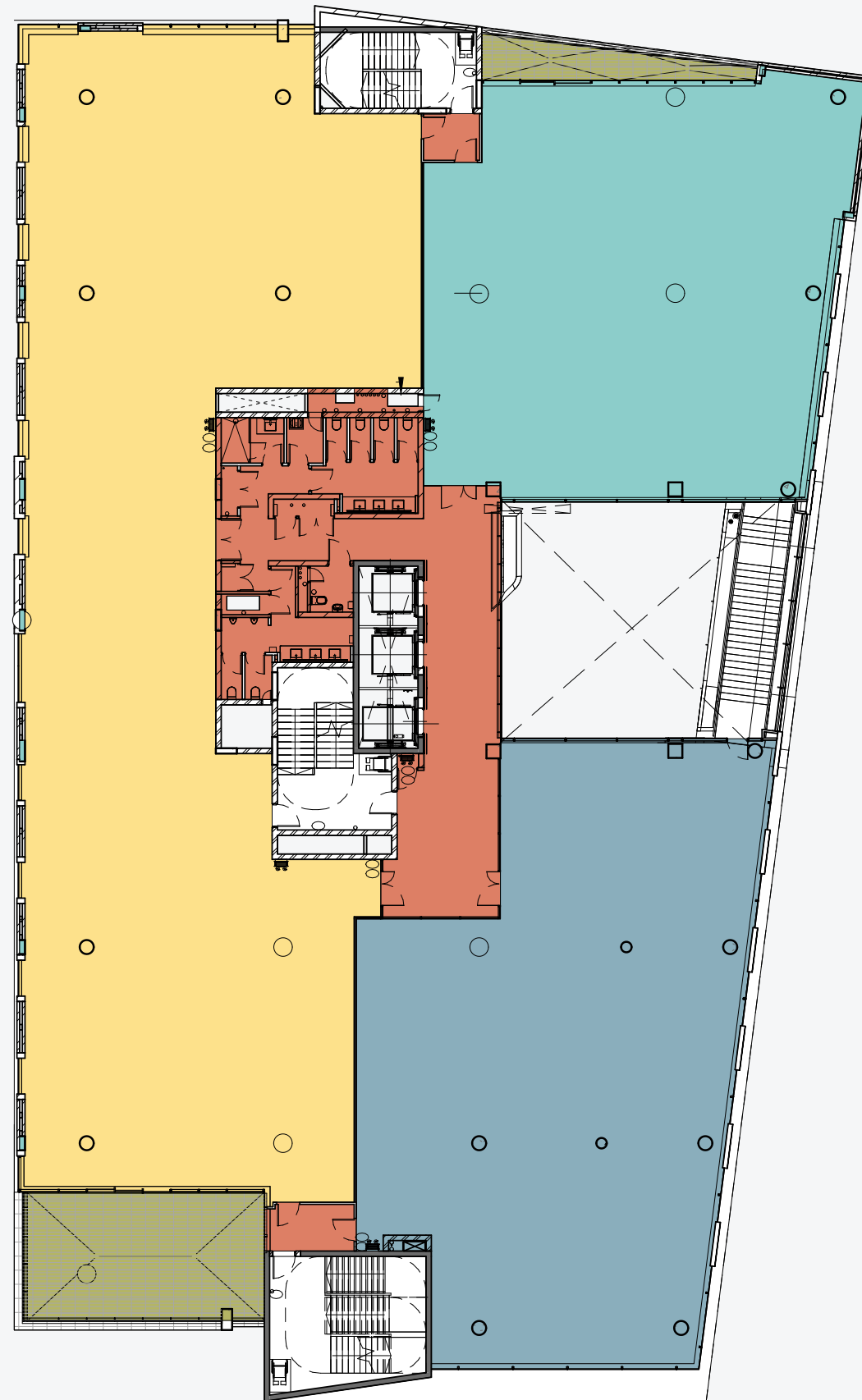
FLOORPLANS

OFFICE LEVEL 3



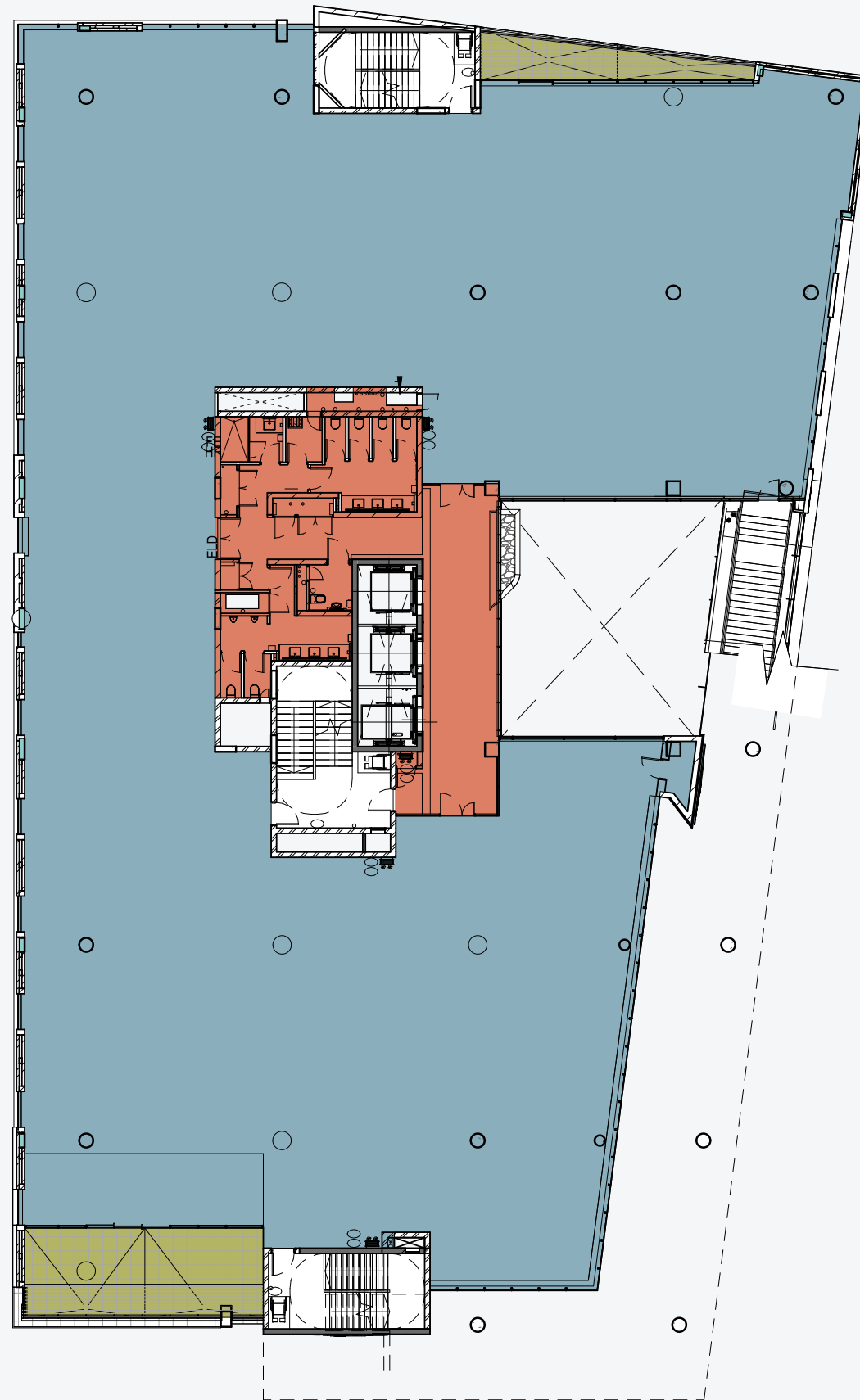
FLOORPLANS

OFFICE LEVEL 2



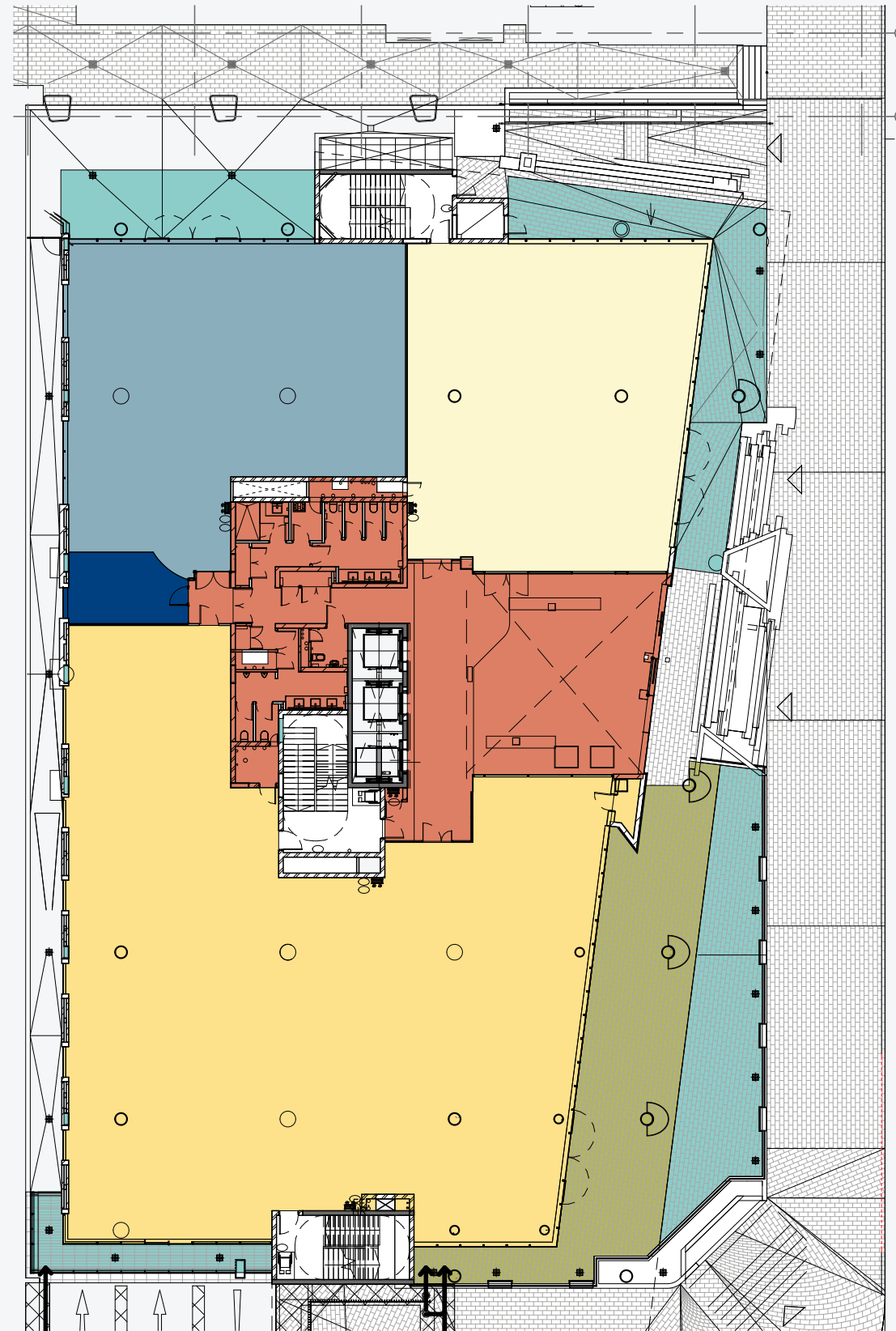
FLOORPLANS

OFFICE LEVEL 1



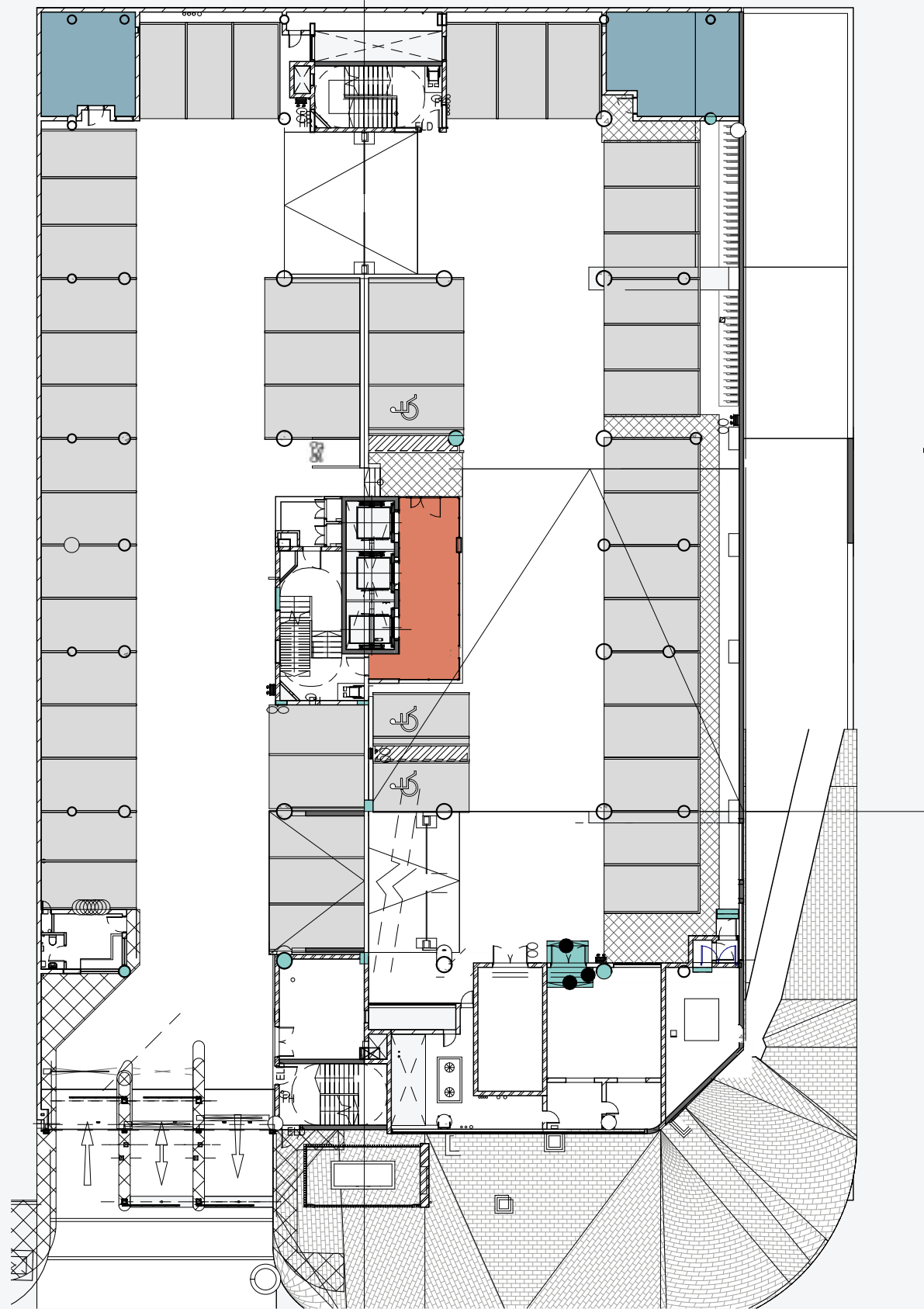
FLOORPLANS

GROUND FLOOR



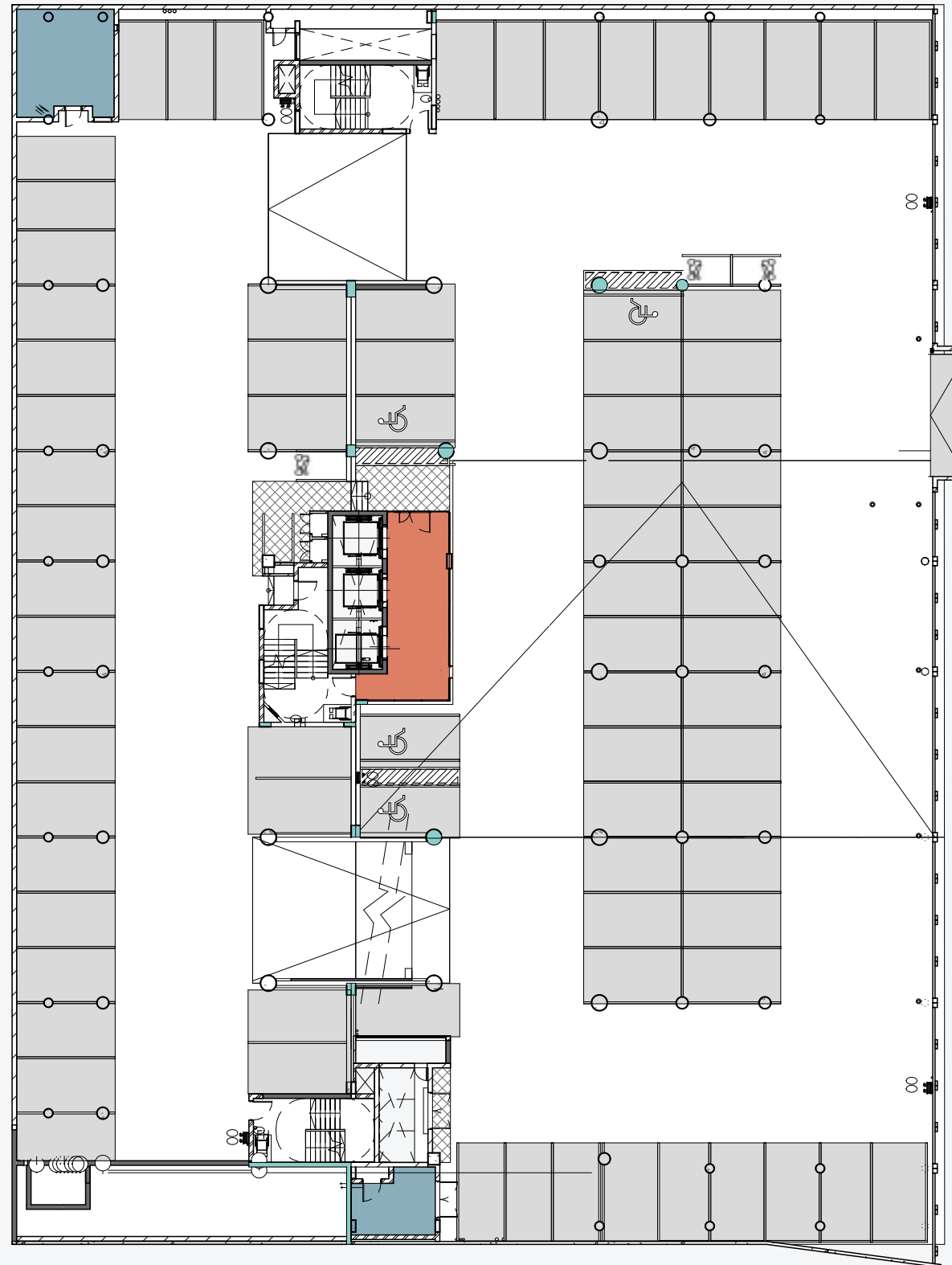
FLOORPLANS

BASEMENT 1



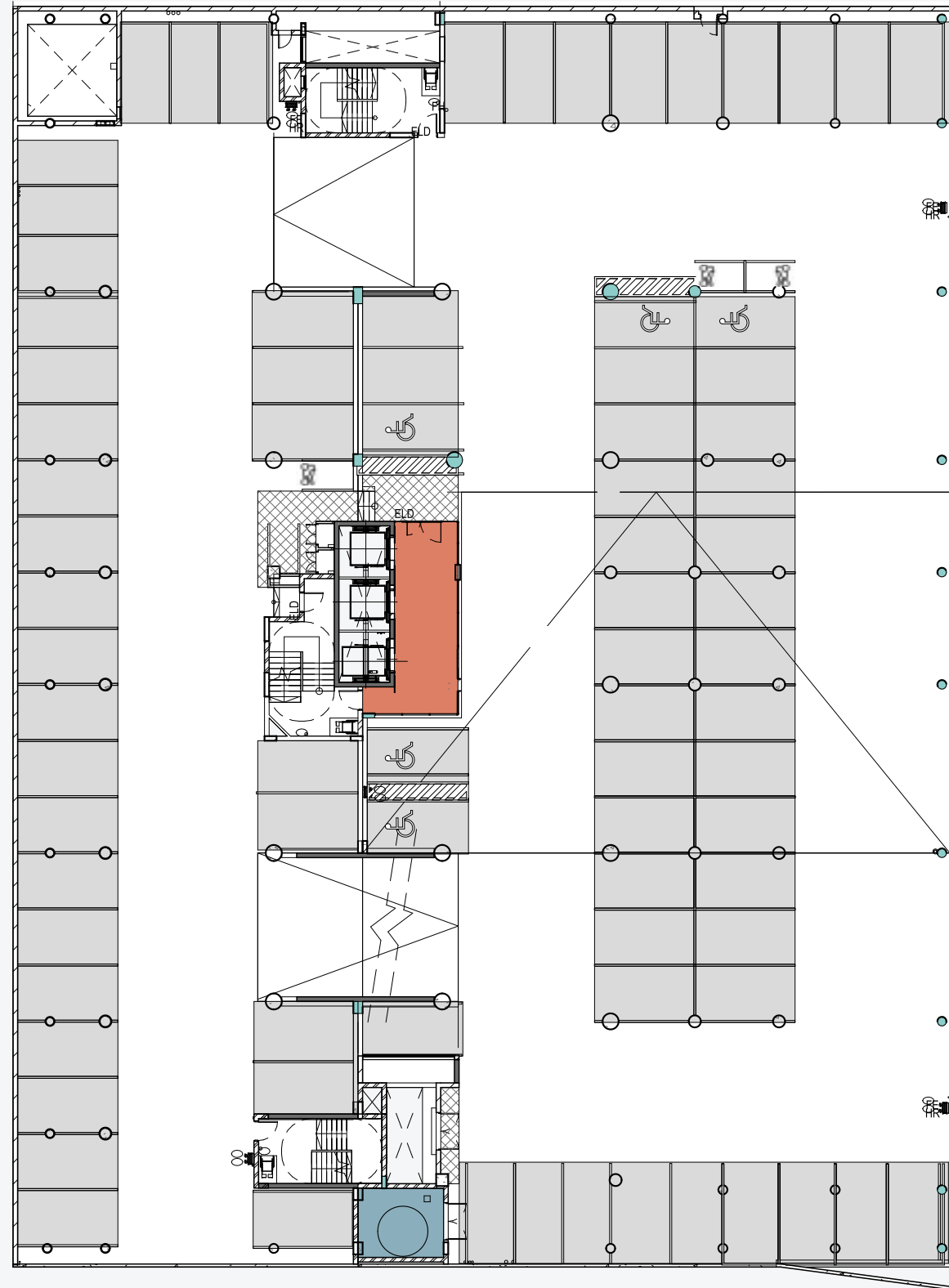
FLOORPLANS

BASEMENT 2



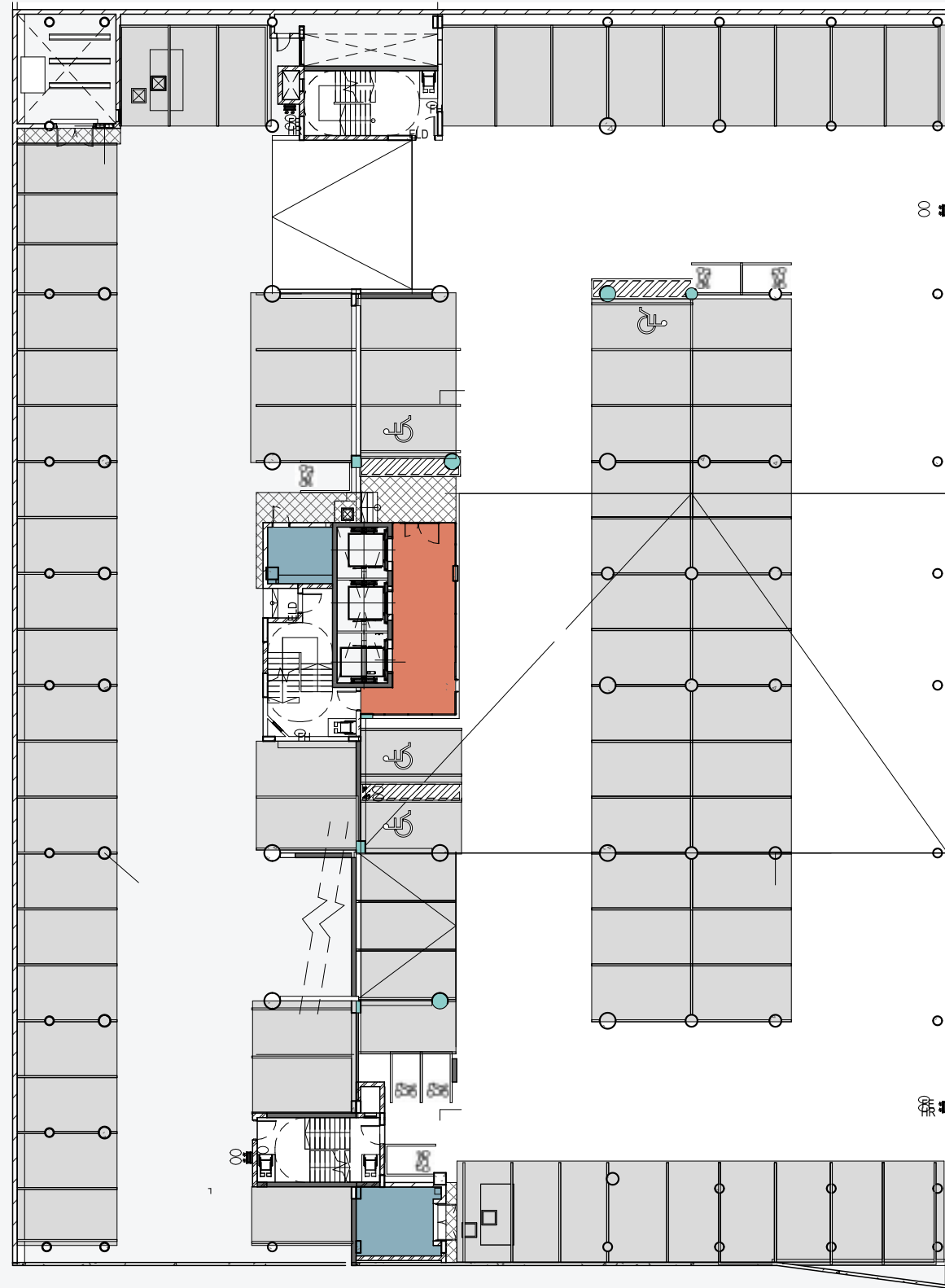
FLOORPLANS

BASEMENT 3



FLOORPLANS

BASEMENT 4



5 PARKS BOULEVARD AREA SCHEDULE

FLOORS	OFFICE GROSS LETTABLE AREA	COMMON AREA	USABLE AREA	TERRACE AREA
Floor 4	1320	72	1248	240
Floor 3	1625	72	1553	72
Floor 2	1494	172	1322	72
Floor 1	1363	137	1226	57
Ground Floor	1371	242	1129	356
Basement 1	33			
Basement 2	33			
Basement 3	33			
Basement 4	34			
TOTALS	7306	695	6478	797

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



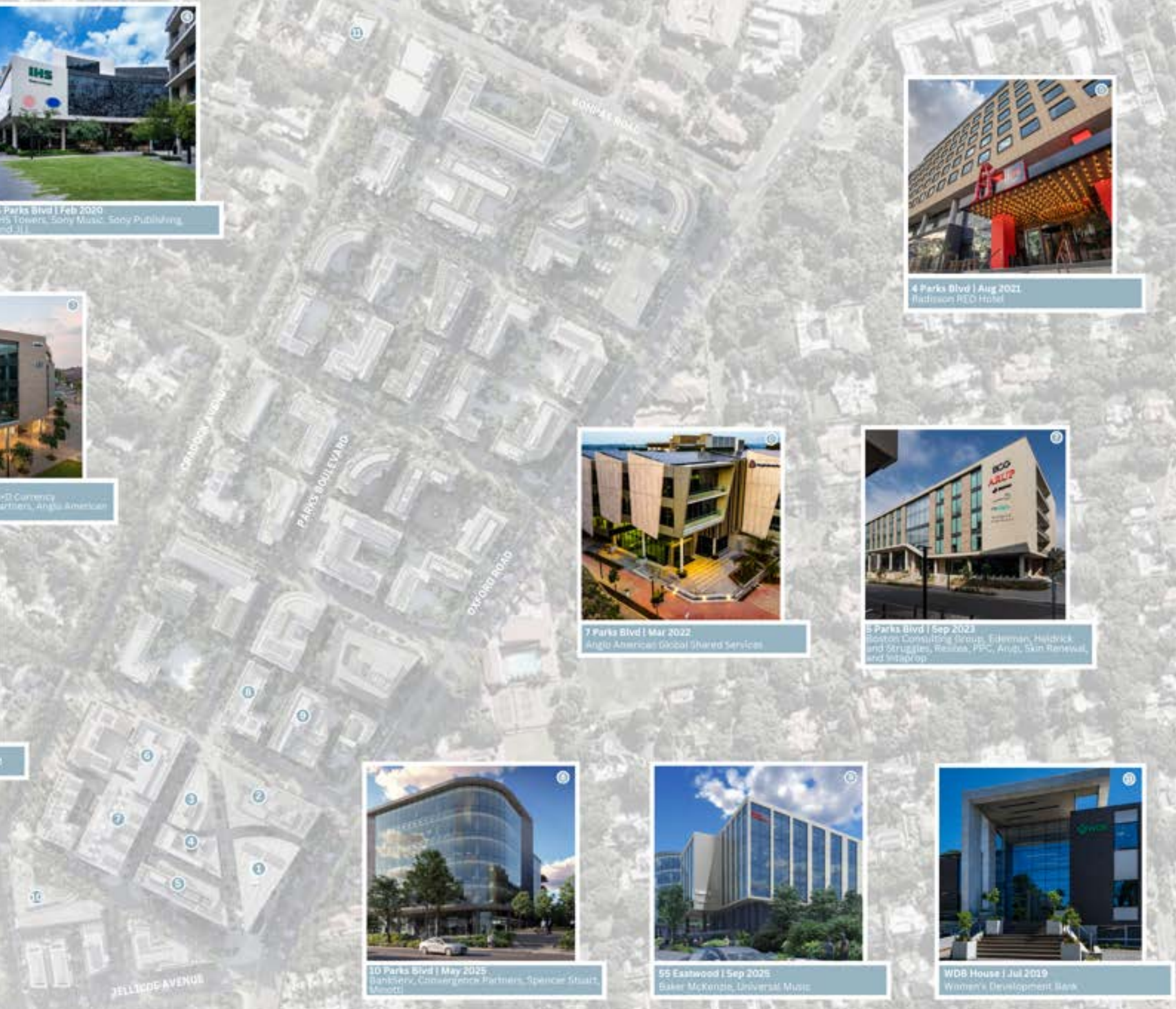
10 Parks Blvd | May 2025
BankBanc, Crowgeorge Partners, Spence Stuart,
Masco



55 Eastwood | Sep 2025
Baker McKenzie, Universal Music



WDB House | Jul 2019
Women's Development Bank



COMMERCIAL TENANTS

**Baker
McKenzie.**

tétris
design+build



BANKSERVAFRICA

allied
GOLD CORP

UNIVERSAL
UNIVERSAL MUSIC GROUP

Life Healthcare

SpencerStuart



JLL



AngloAmerican

ZURICH

RA
BLUEROCK ATLANTIS

Enaex
Africa



PPC



**SONY MUSIC
PUBLISHING**



Giesecke+Devrient

ARUP

metier

CREDO
WEALTH



Edelman

BCG BOSTON
CONSULTING
GROUP

resilea

HEIDRICK & STRUGGLES

-INSTINCTIF
PARTNERS



SONY MUSIC

IHS
Towers of strength

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



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



SONY MUSIC



SONY MUSIC
SINGAPORE

Proudly Developed by:

INTAPROP

PROPERTY DEVELOPMENT
AND INVESTMENT

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LIFE CONNECTED

**OXFORD
PARKS**

www.oxfordparks.co.za