


An architectural rendering of a modern, multi-story building with a curved facade and large glass windows. The building is surrounded by landscaping, including trees and shrubs. In the foreground, there is a paved area with a silver car and a set of stairs leading up to the building. The sky is blue with some clouds.

# 55 EASTWOOD

OXFORD  
PARKS





# CONTENTS

INTRODUCTION  
PERFECTLY LOCATED  
WELL CONNECTED  
PRECINCT CONCEPT  
ESG PRINCIPLES  
55 EASTWOOD DEVELOPMENT  
BUILDING RENDERS  
FLOOR PLANS  
AREA SCHEDULE  
BUILDING HIGHLIGHTS  
COMPLETED & CURRENT DEVELOPMENTS  
CURRENT TENANTS  
PRECINCT AMENITIES  
CONTACT



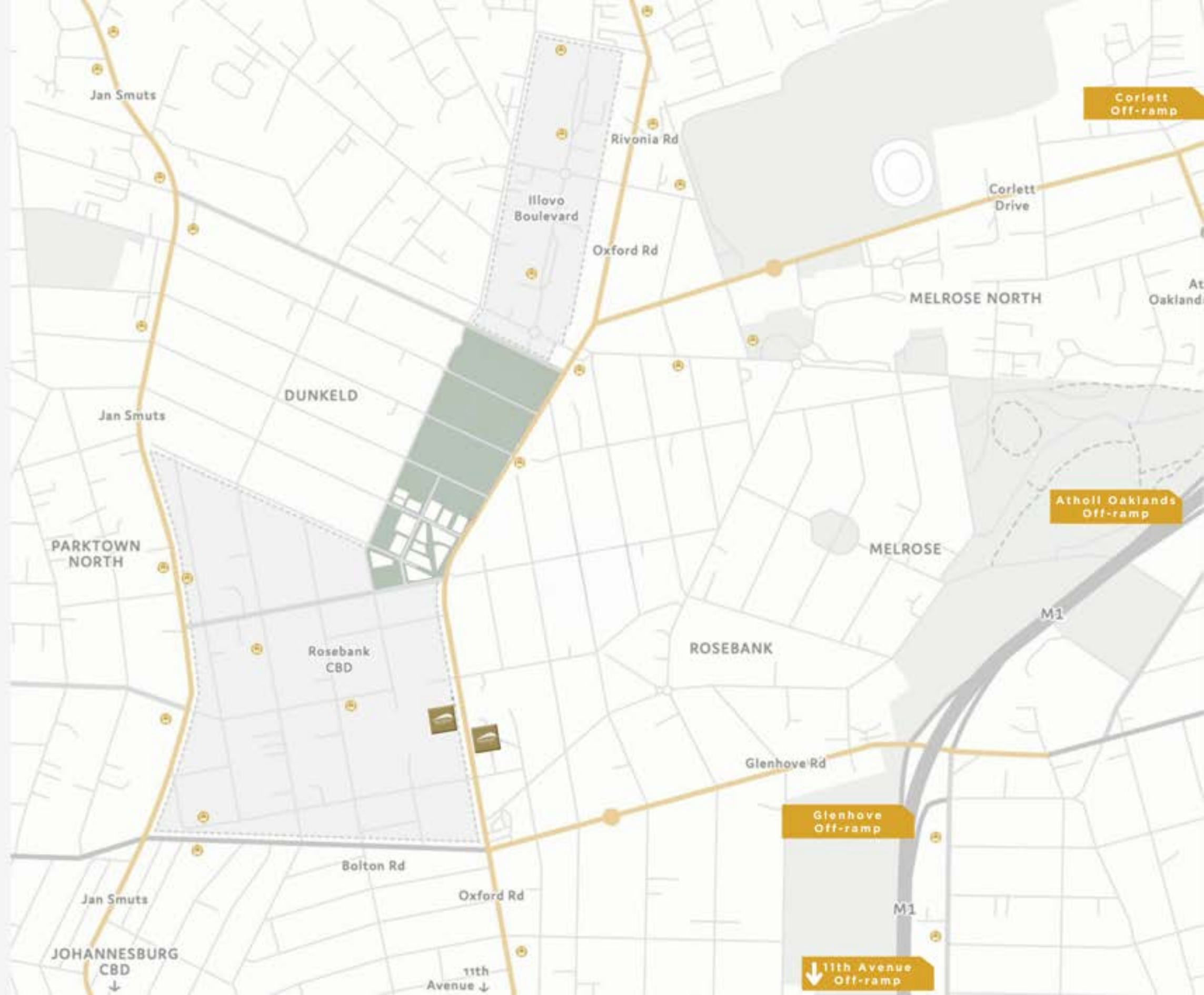
# OXFORD PARKS

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





PERFECTLY  
LOCATED














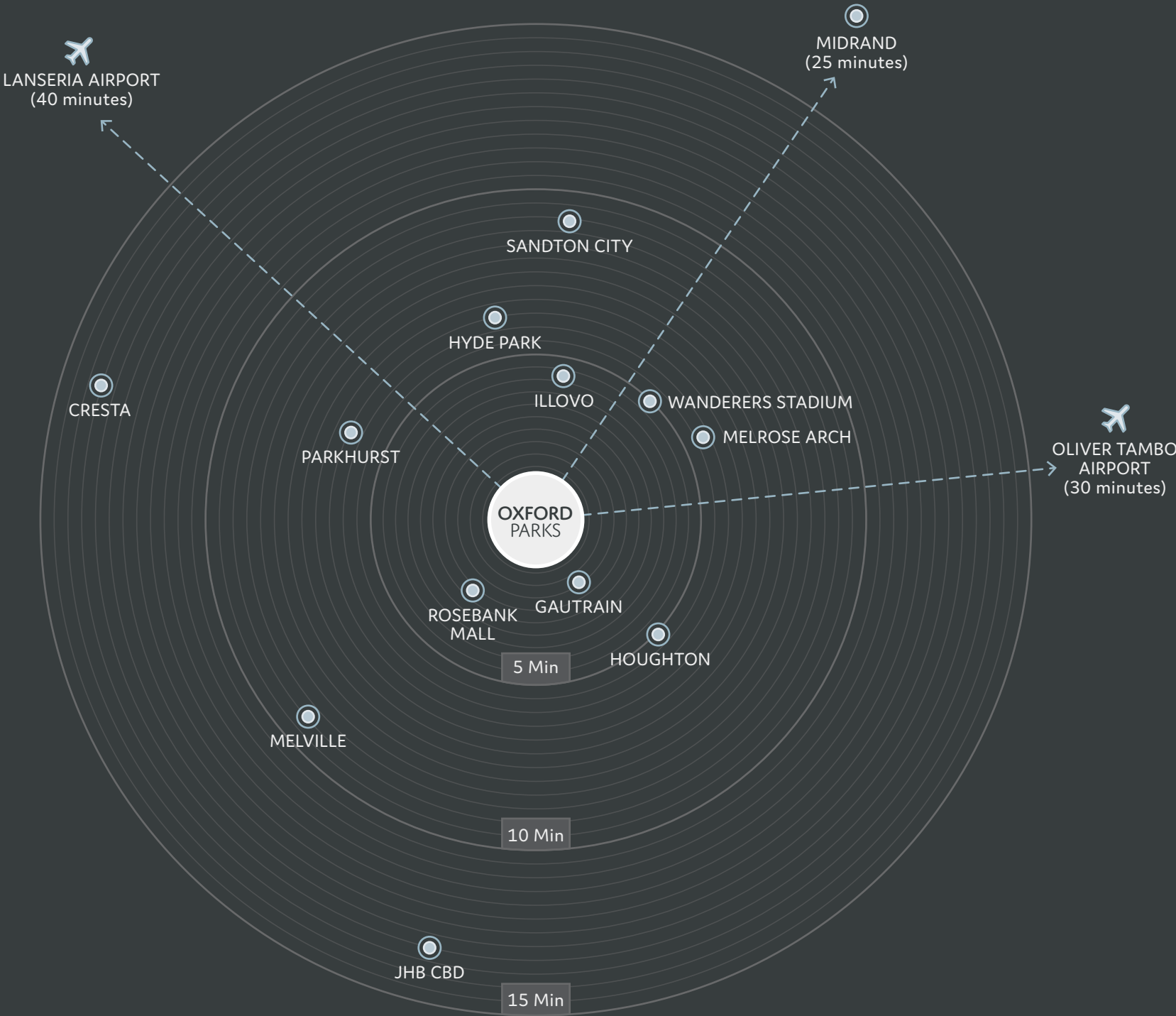




# WELL CONNECTED

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.

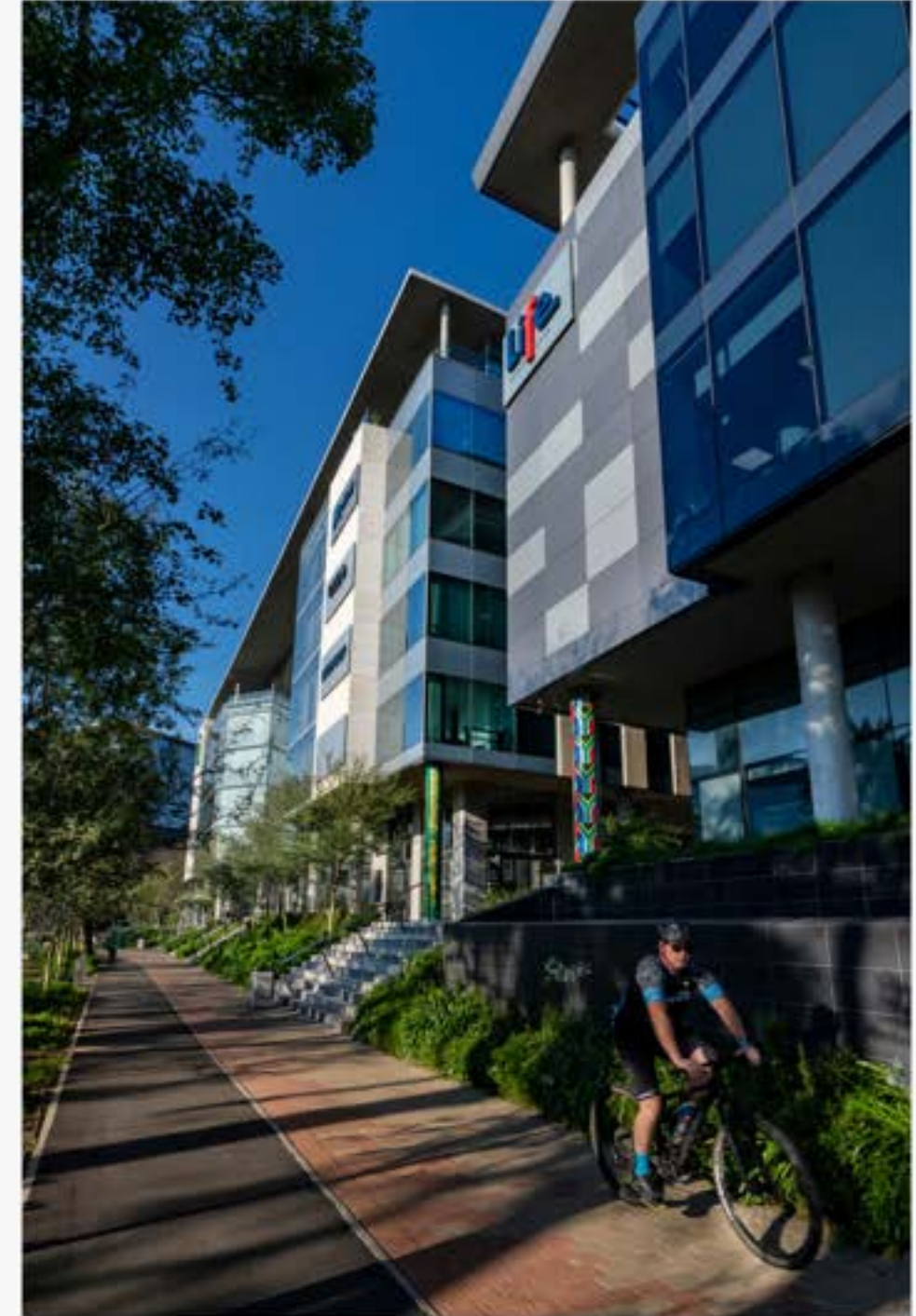
	<b>GAUTRAIN STATION</b> This station links Rosebank and surrounds to Soweto, Pretoria and OR Tambo	5 Minutes
	<b>ROSEBANK RETAIL</b> Houses over 200 shops and restaurants	5 Minutes
	<b>ILLOVO</b> A well established residential area and a growing office node	5 Minutes
	<b>SANDTON CITY</b> One of the largest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





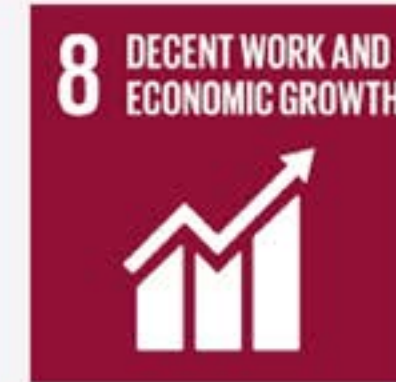
# PRECINCT CONCEPT

- 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 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.













Baker  
McKenzie

TENANT X

Tenant Y









Baker  
McKenzie







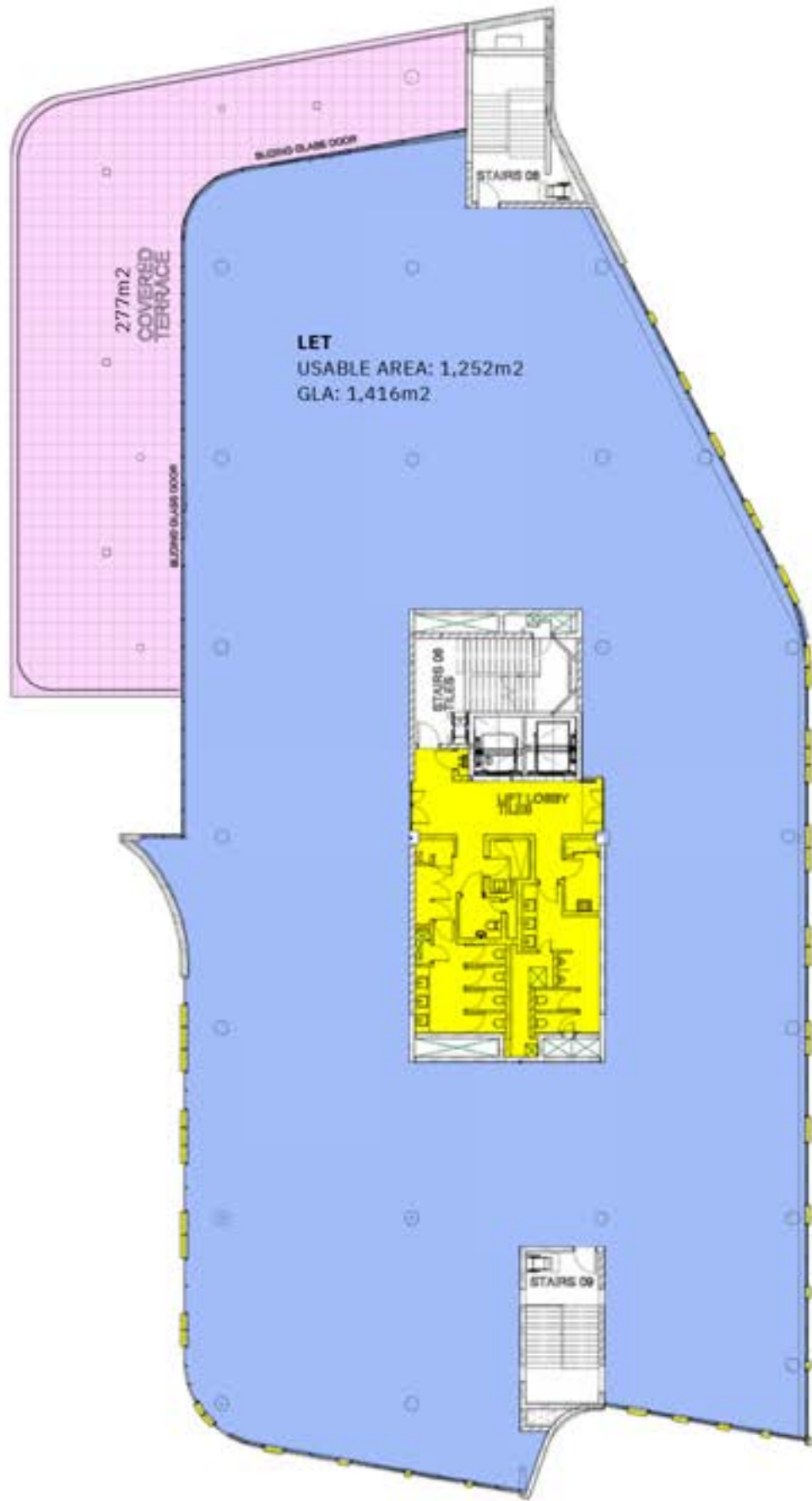
# FLOORPLANS

## SITE PLAN





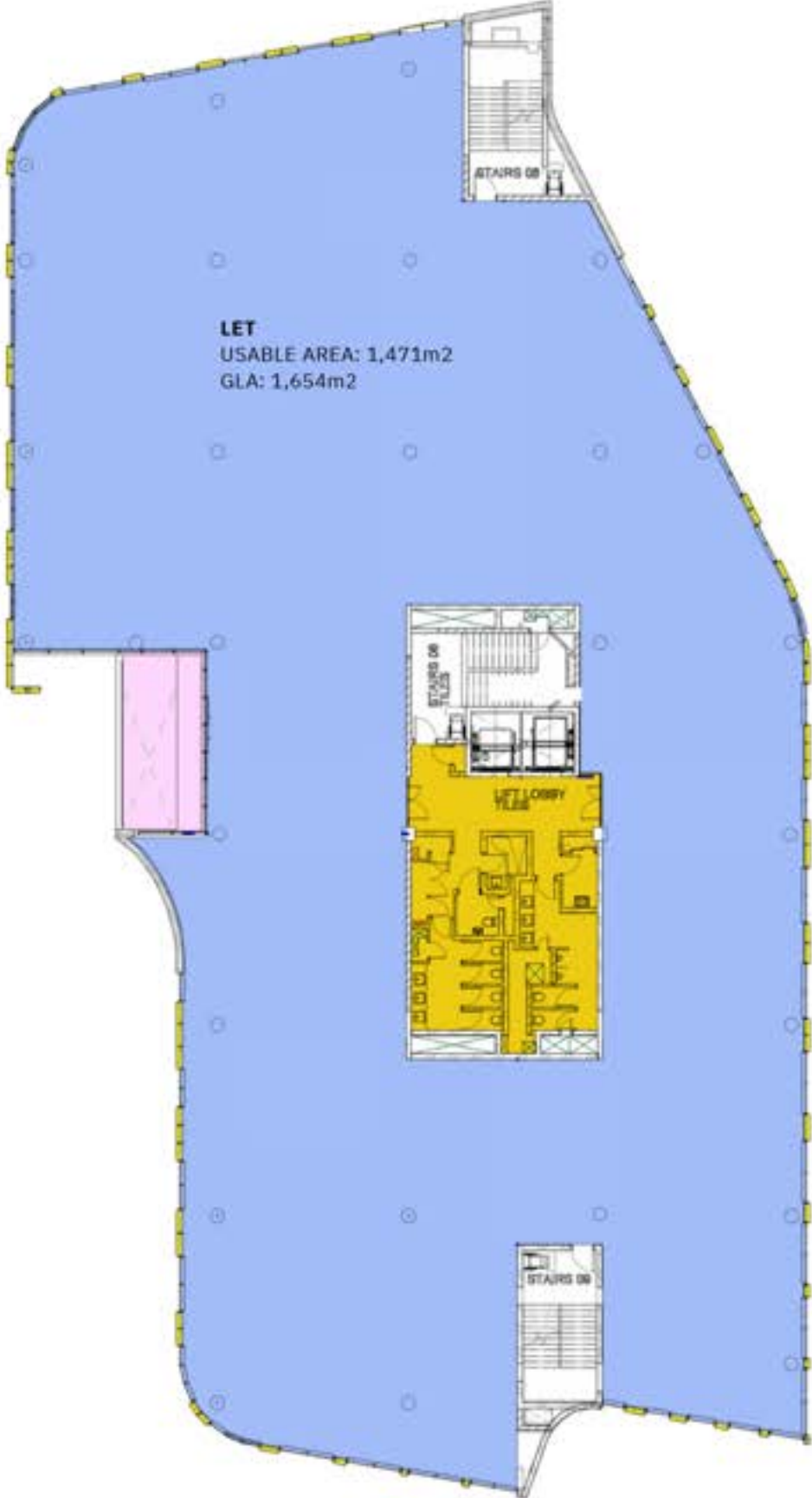
FLOOR PLANS  
THIRD FLOOR





# FLOOR PLANS

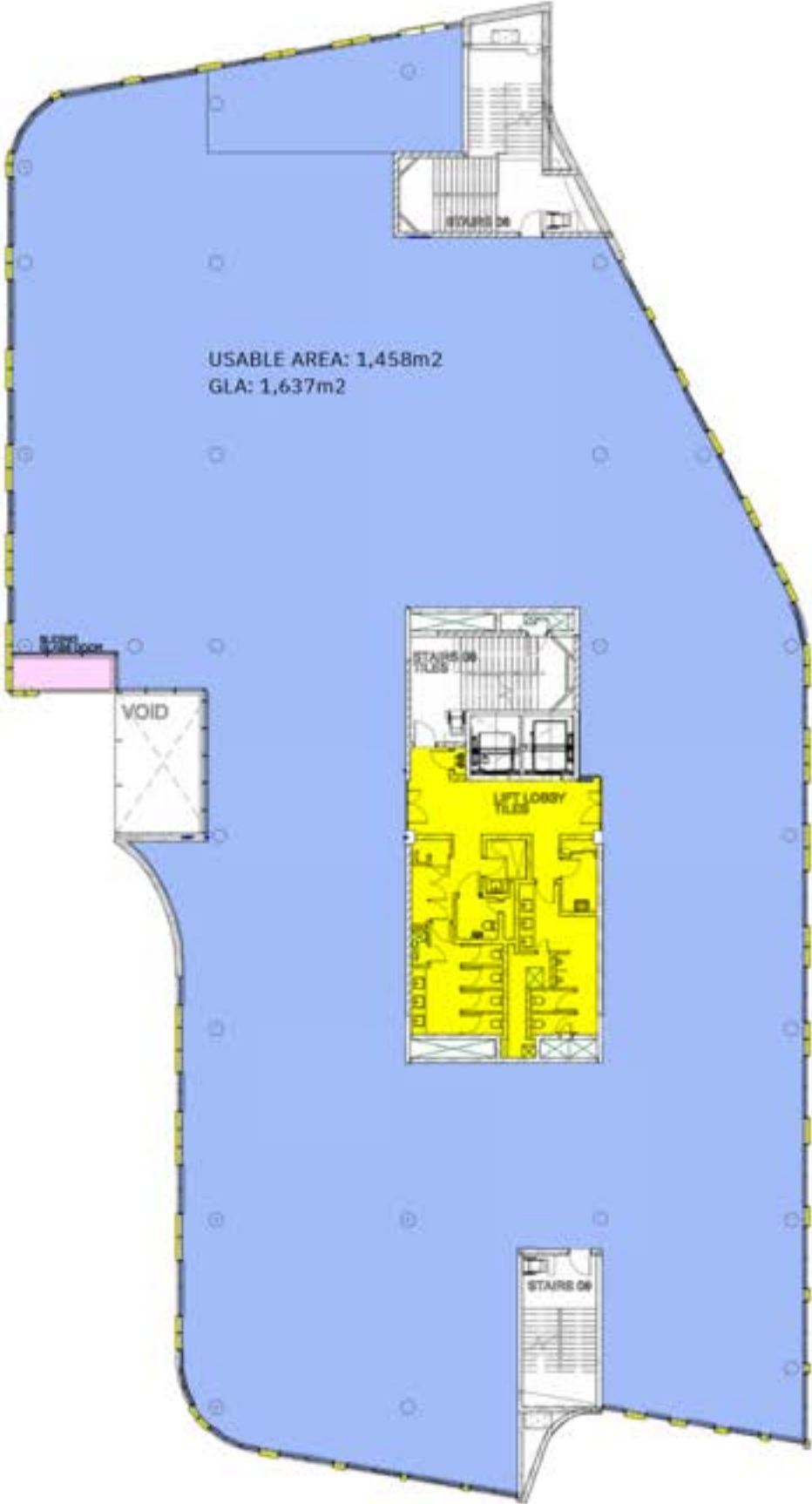
## SECOND FLOOR





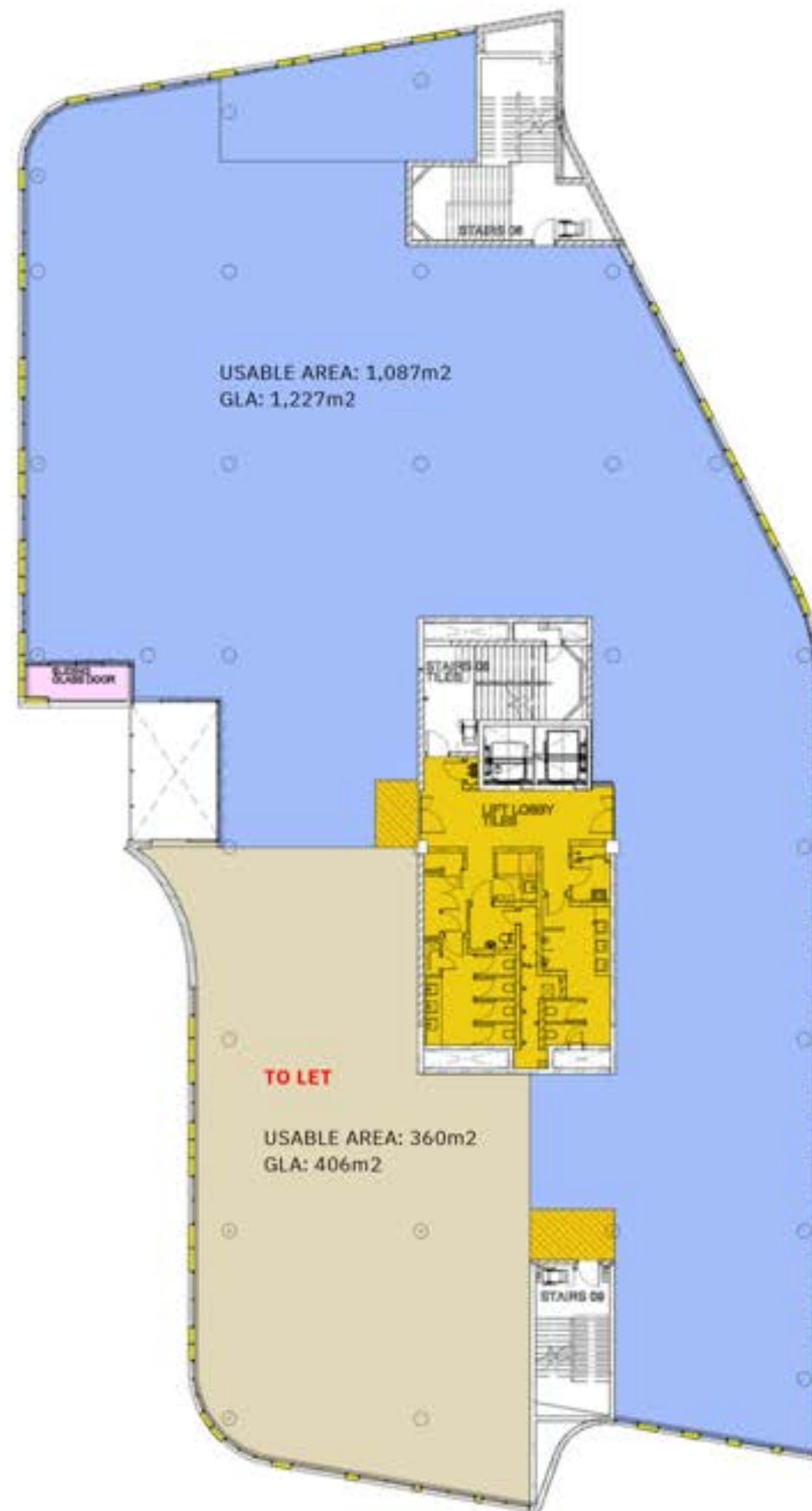
# FLOOR PLANS

## FIRST FLOOR





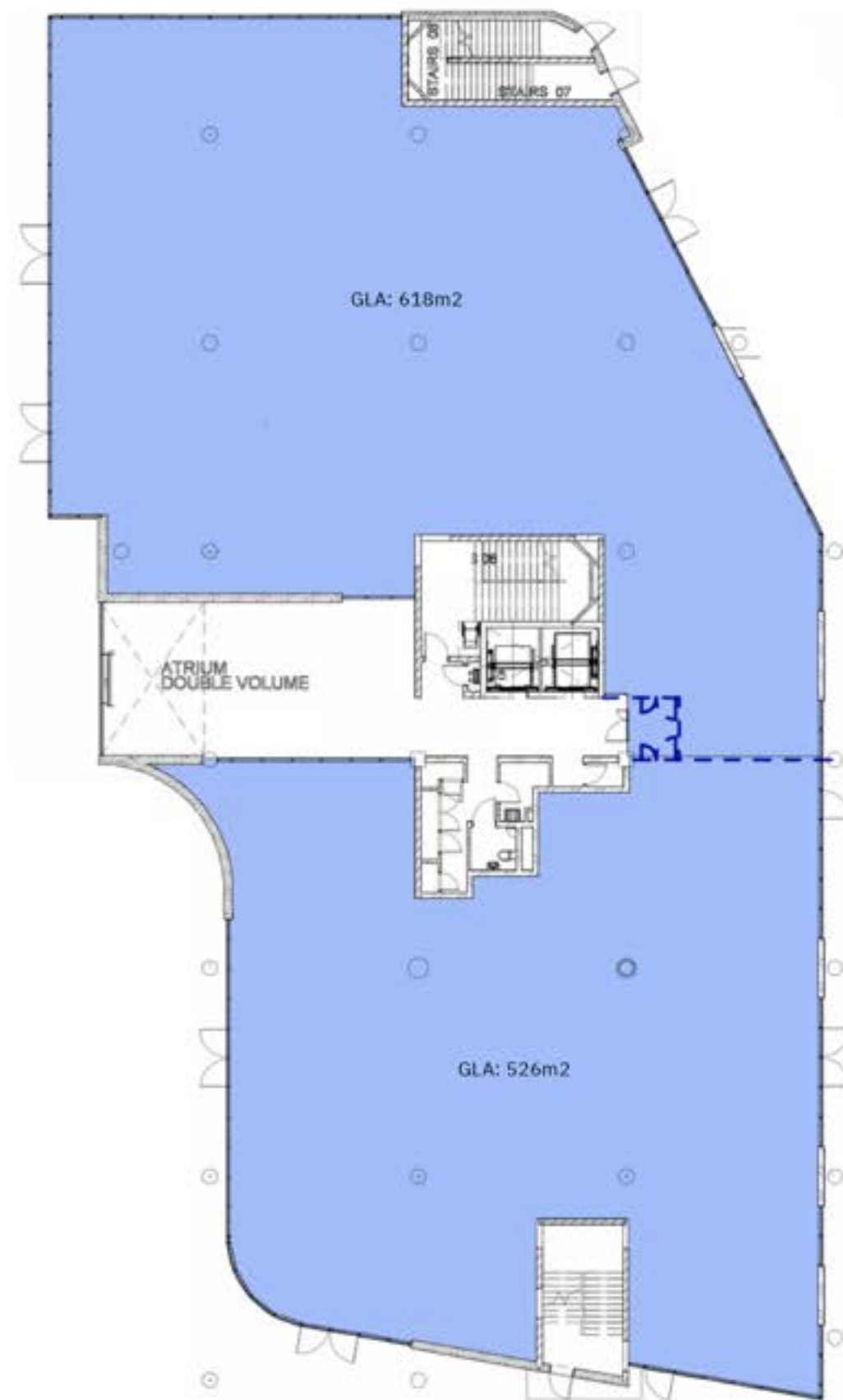
FIRST FLOOR





# FLOOR PLANS

## GROUND FLOOR





## 55 EASTWOOD AREA SCHEDULE

FLOORS	OFFICE GROSS LETTABLE AREA	USABLE AREA	TERRACE AREA	RETAIL AREA	TO LET
Floor 3	1416	1252	277		
Floor 2	1654	1471			
Floor 1	1637	1458			1637
Ground Floor				1144	1144
Basement 1					
Basement 2					
Basement 3					
TOTALS	4707	4181	277	1144	2781
TOTAL BUILDING COMMERCIAL + RETAIL AREA	5851				



# 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  
Mother Private Equity, G-D Currency  
Technology, Instinct Partners, Anglo American  
LWD, Zurich, and J1



7 Parks Blvd | Mar 2022  
Anglo American Global Shared Services



5 Parks Blvd | Sep 2023  
Boston Consulting Group, Edelman, Heidrick  
and Struggles, Resideo, PPC, Ansys, Skin Renewal,  
and Intrepid



196 Oxford | Dec 2018  
BP Southern Africa, RPS, Enaex Africa, Allied  
Gold, Bluebird Atlantic, and Credit Wealth



3 Parks Blvd | Jun 2020  
Royal Bafokeng Holdings



10 Parks Blvd | May 2025  
BankBanc, Cowiengage Partners, Spencer Stuart,  
Miroto



55 Eastwood | Sep 2025  
Baker McKenzie, Universal Music



WDB House | Jul 2019  
Women's Development Bank



# COMMERCIAL TENANTS





# RETAIL & AMENITIES

**DOUBLESHOT**  
— coffee & tea —

joyJOZI

**OCA SO**  
BAR & EATERY



**Minotti**  
JOHANNESBURG

**MM**  
&  
OPTICAL

pink mama's  
— ♦ ♦ ♦ —



SKIN**renewal**



**le fleur**  
CAFÉ

Ethos

**ZEDMEN**



**LE VINGERS**  
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  
JAPAN

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