



7 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**.



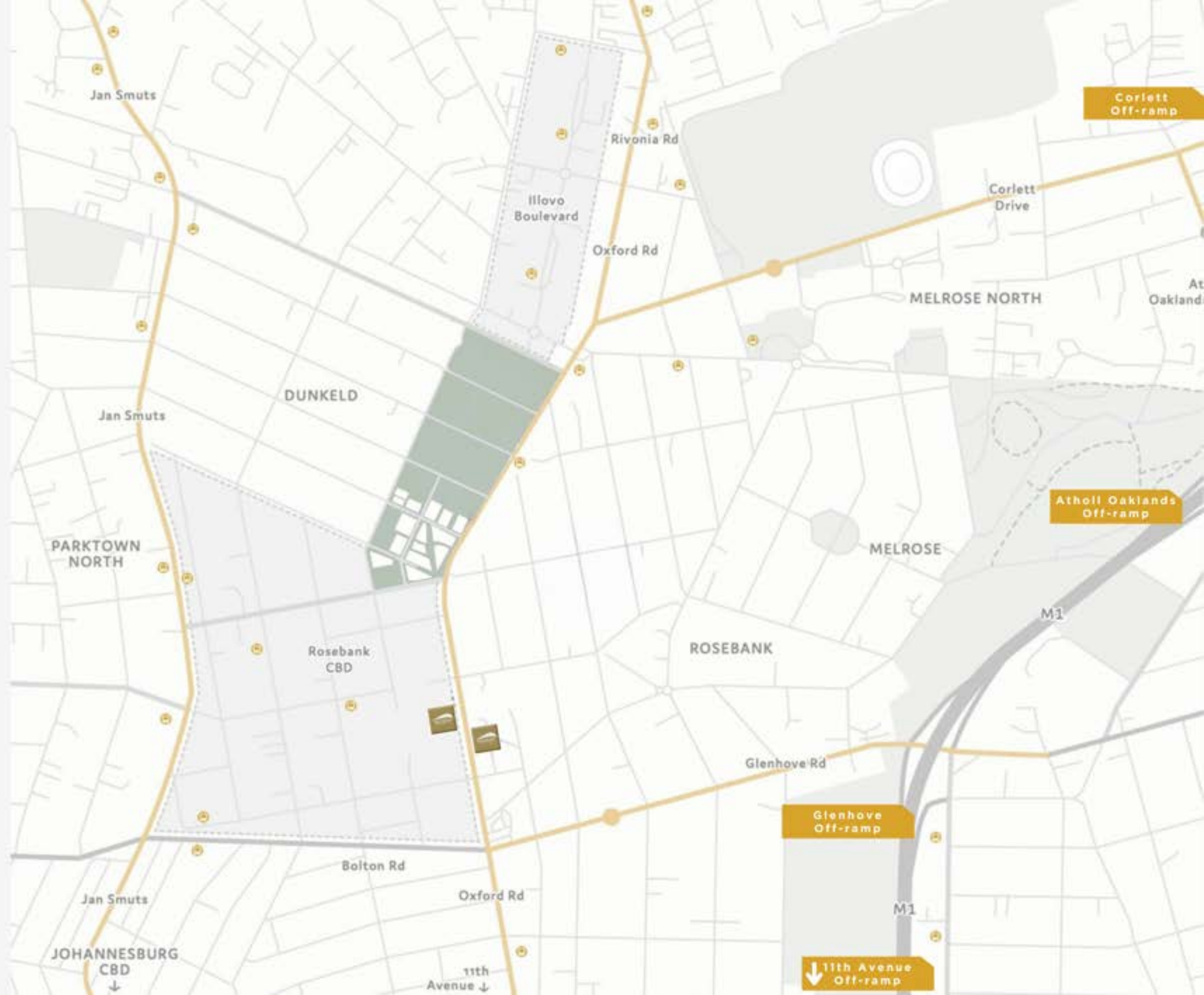
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PERFECTLY
LOCATED







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.

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

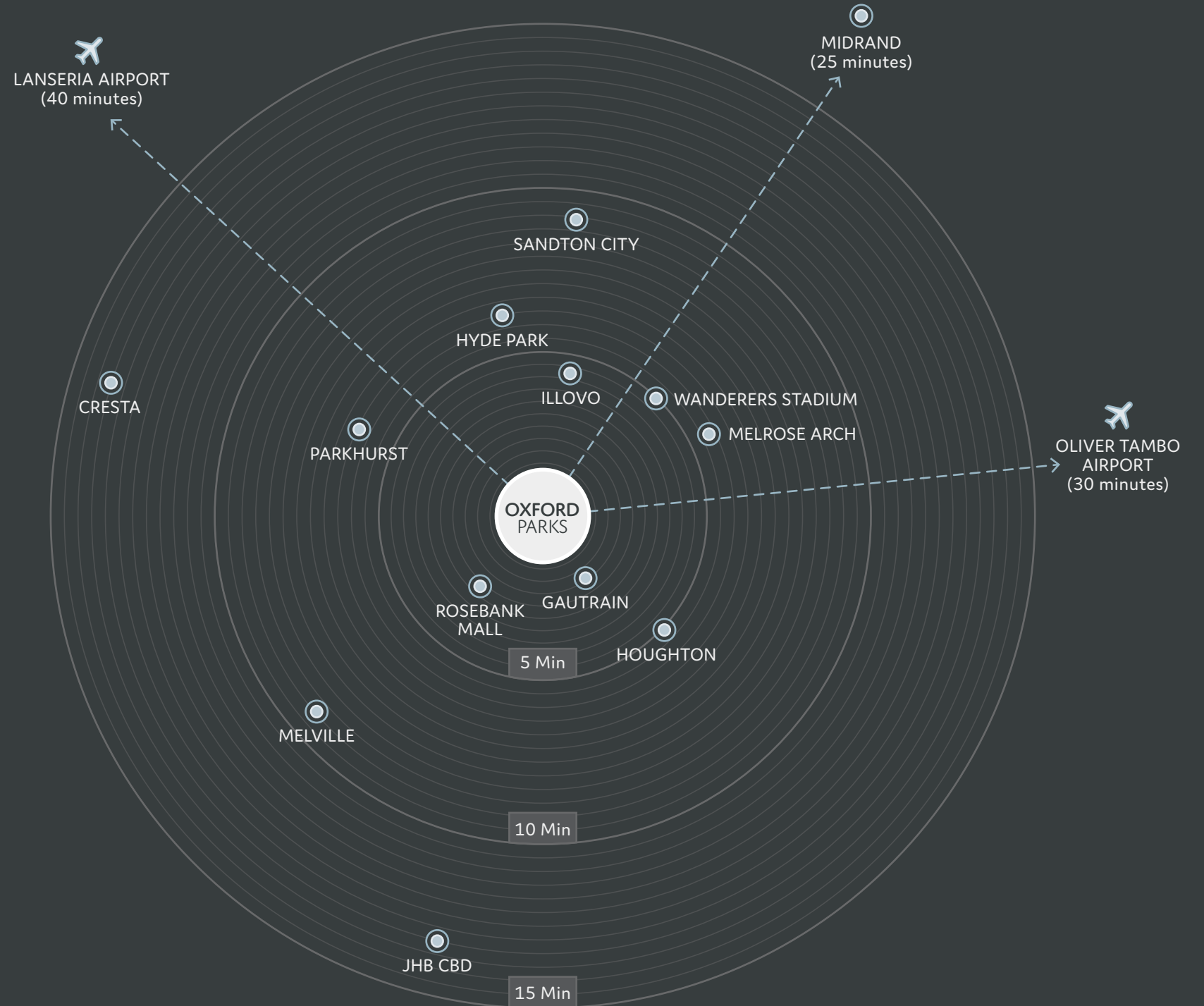
5 Minutes
- ROSEBANK RETAIL**
Houses over 200 shops and restaurants

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

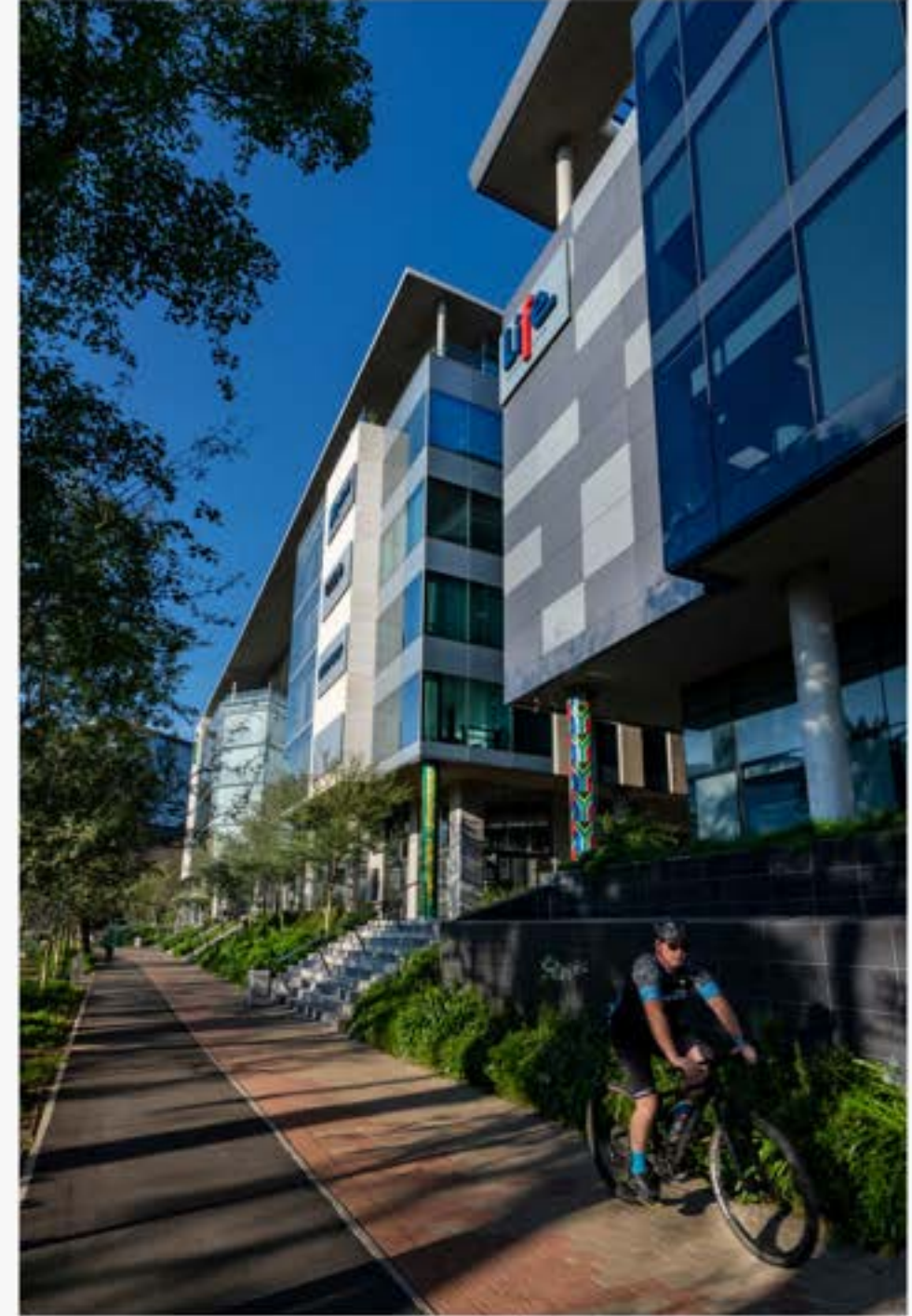
9 Minutes
- OLIVER TAMBO AIRPORT**
International airport

30 Minutes

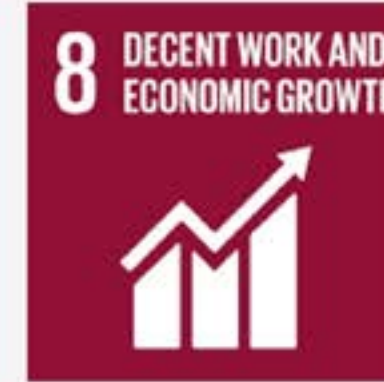


PRECINCT CONCEPT

- 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









WORLDWIDE

WORLDWIDE

WORLDWIDE





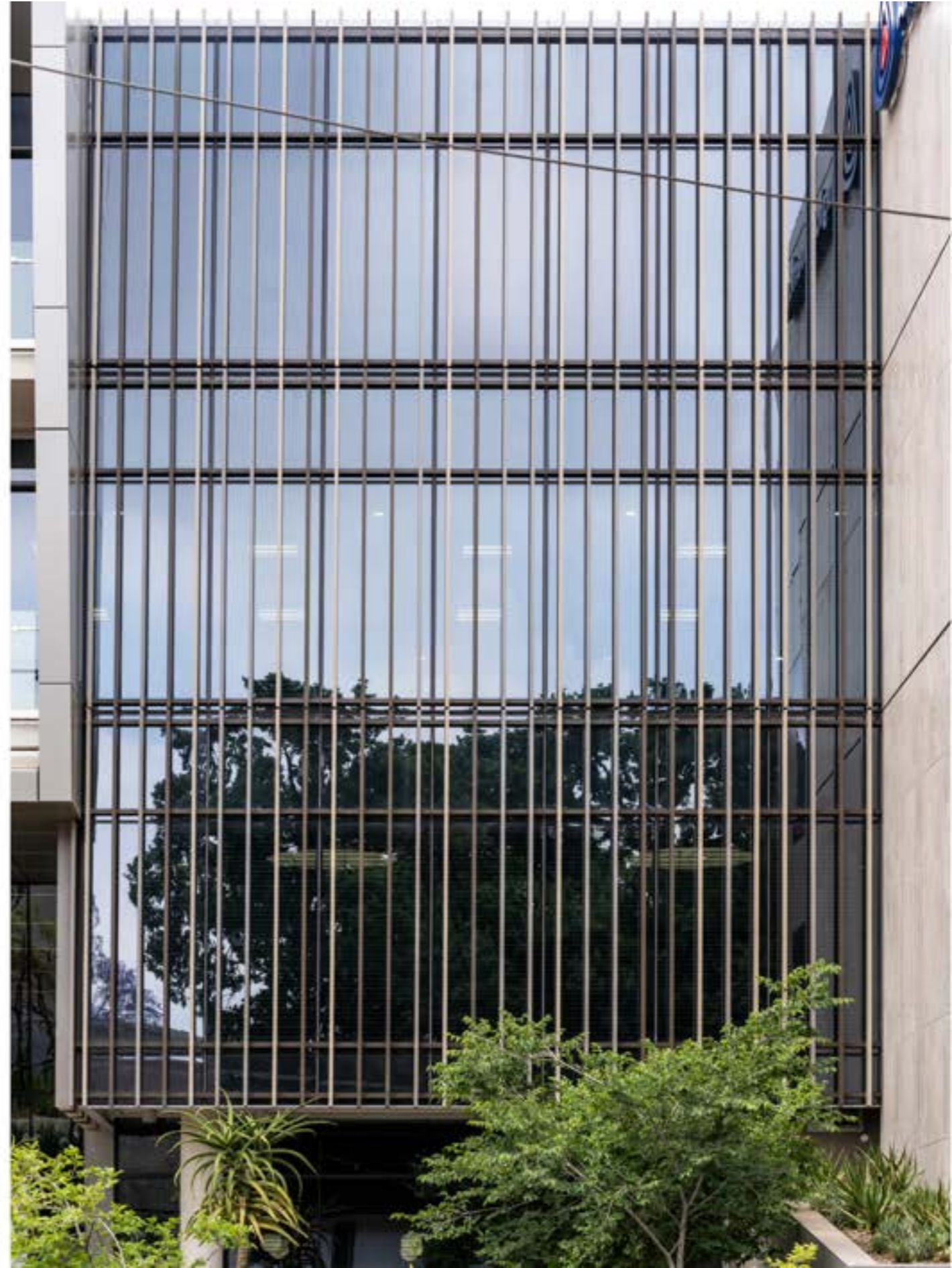
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JAL



7 PARKS BOULEVARD

SUNSHINE







7 PARKS BOULEVARD



Welcome
to all Angli America
Great Start Service
Colleges.







Cradock Avenue

7 PARKS BOULEVARD

Parks Boulevard

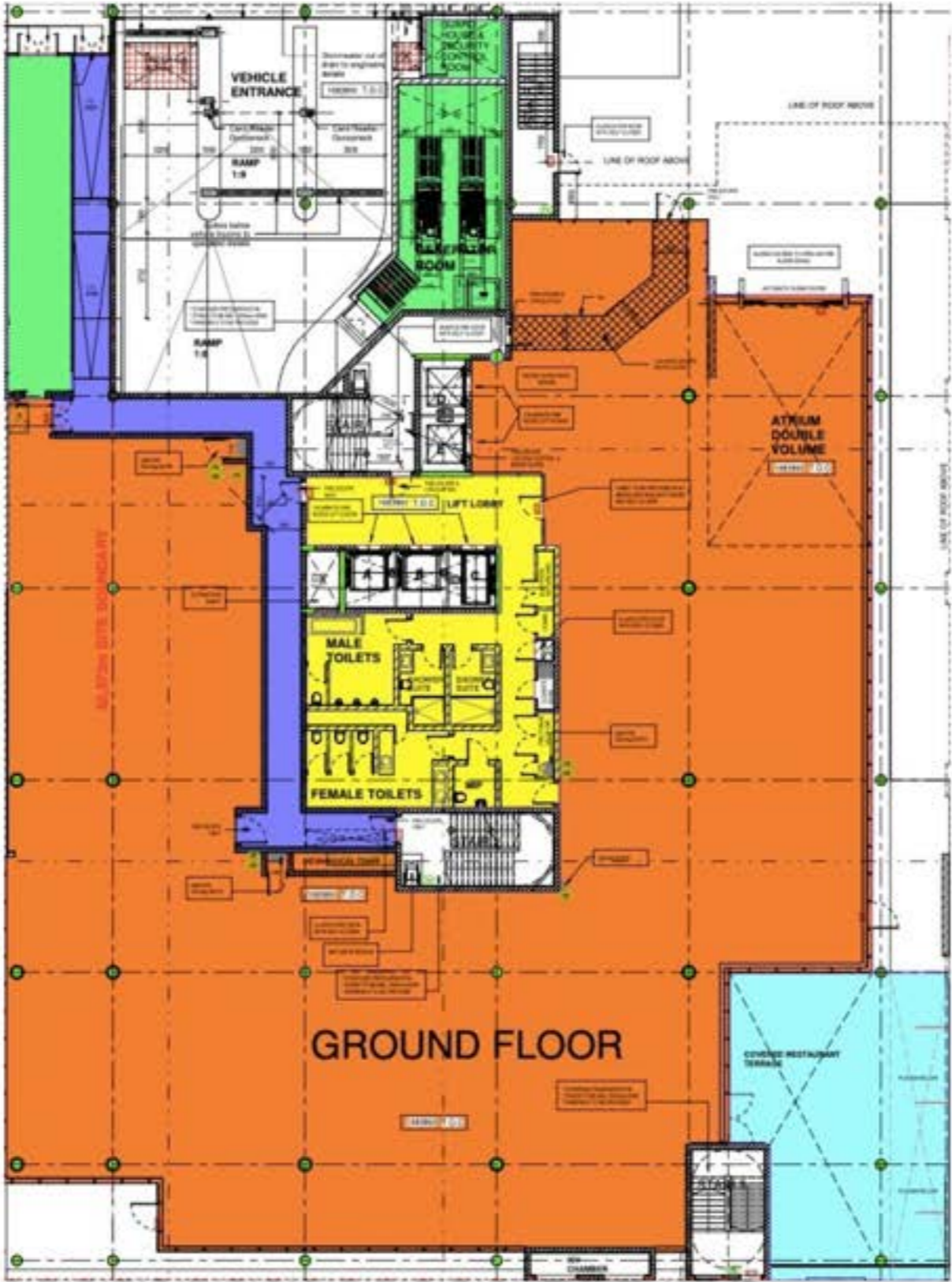
Oxford Road

Jellicoe Avenue

Bompas Road

FLOORPLANS

GROUND FLOOR



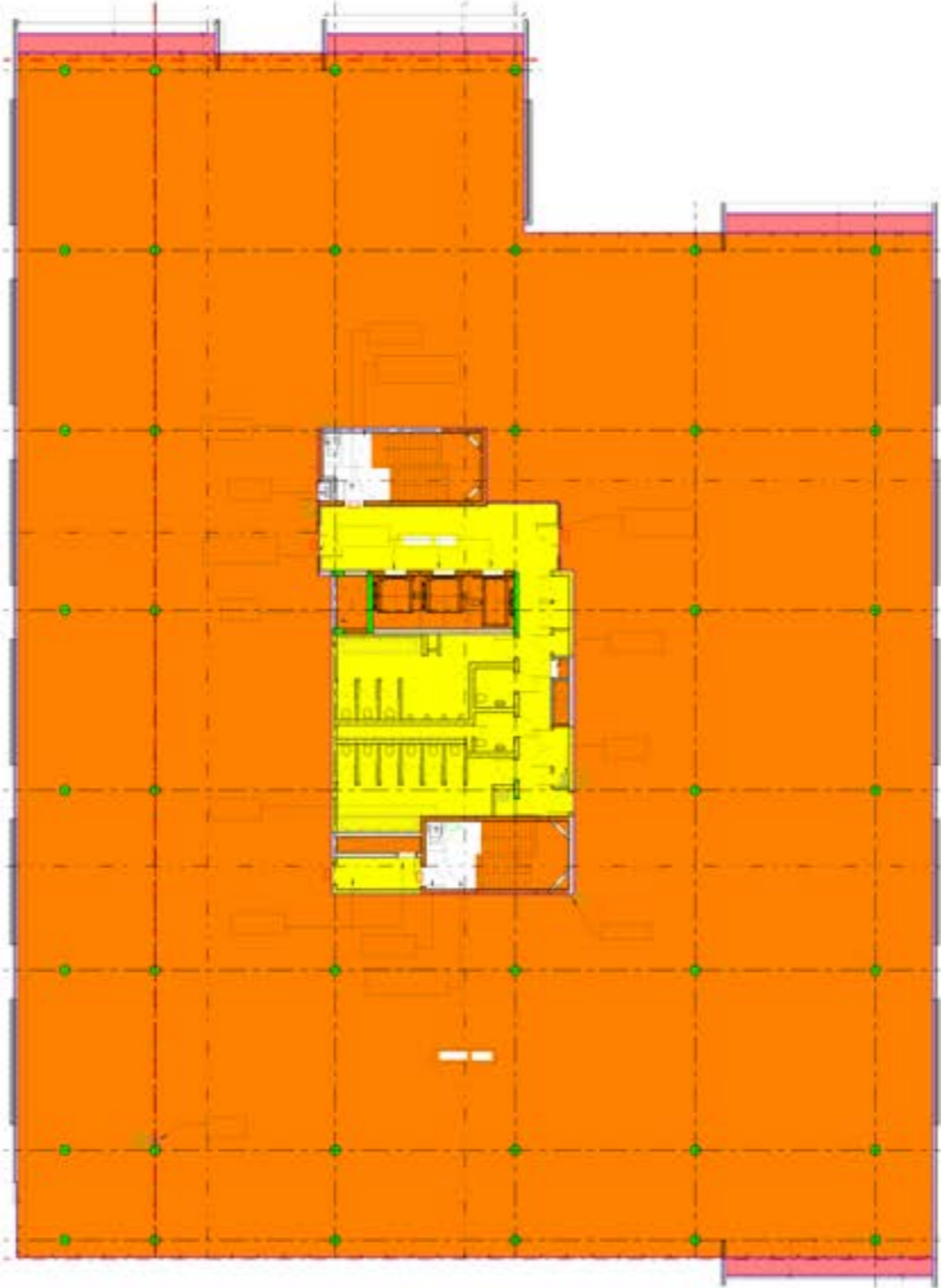
FLOORPLANS

FIRST FLOOR



FLOORPLANS

SECOND & THIRD FLOOR





7 PARKS BOULEVARD AREA SCHEDULE

| FLOORS | OFFICE GROSS LETTABLE AREA | BALCONIES | AVAILABILITY |
|---------------|----------------------------|-------------------------|--------------|
| Ground | 1,257m ² | 119m ² | LET |
| First | 1,992m ² | 8m ² | LET |
| Second | 2,153m ² | 34m ² | LET |
| Third | 2,153m ² | 45m ² | LET |
| Basement | 30m ² | | LET |
| TOTALS | 7,585m² | 206m² | |

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, Eilerman, 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



SONY MUSIC



SONY MUSIC
SINGAPORE

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LIFE CONNECTED



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