



8 PARKS
BOULEVARD

OXFORD
PARKS



CONTENTS

- INTRODUCTION
- PERFECTLY LOCATED
- WELL CONNECTED
- PRECINCT CONCEPT
- ESG PRINCIPLES
- 8 PARKS BOULEVARD DEVELOPMENT
- BUILDING IMAGES
- FLOOR PLANS
- AREA SCHEDULE
- 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**.



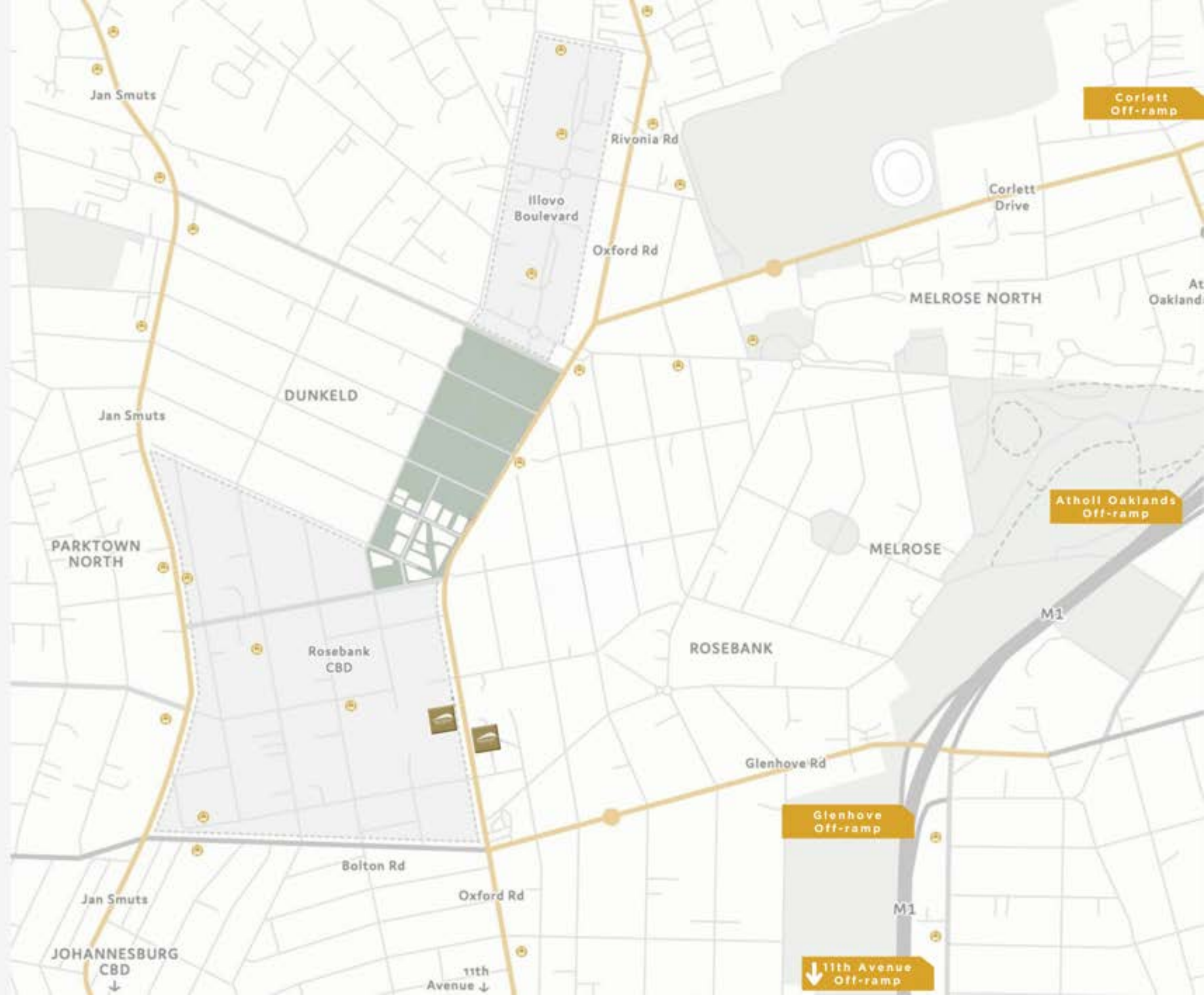
medica



8

8

PERFECTLY
LOCATED





SONY MUSIC



SONY MUSIC PUBLISHING

ALRUE



PARKING

ENTRANCE 2

Transitions



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

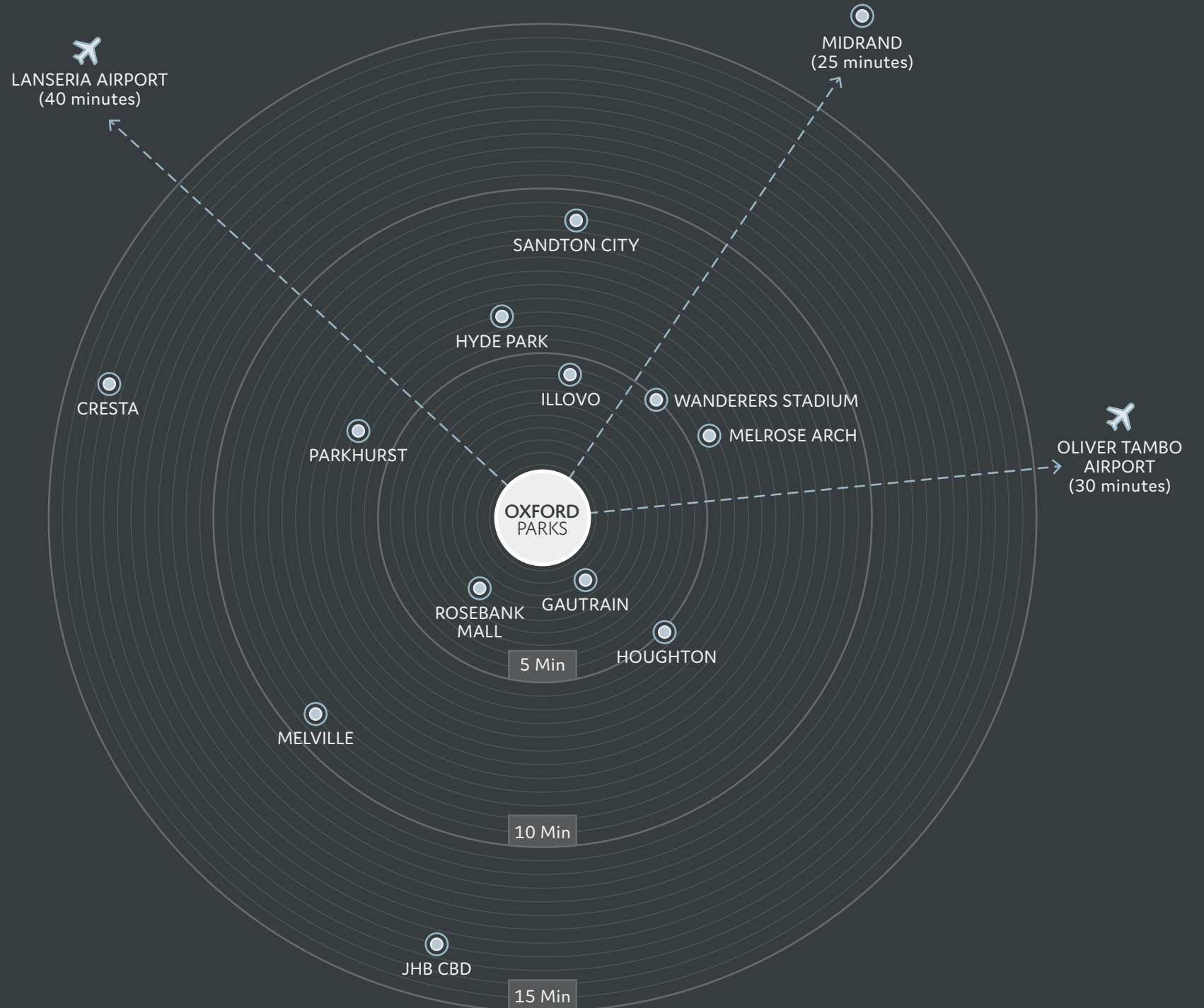
5 Minutes
- ROSEBANK RETAIL**
Houses over 200 shops and restaurants

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

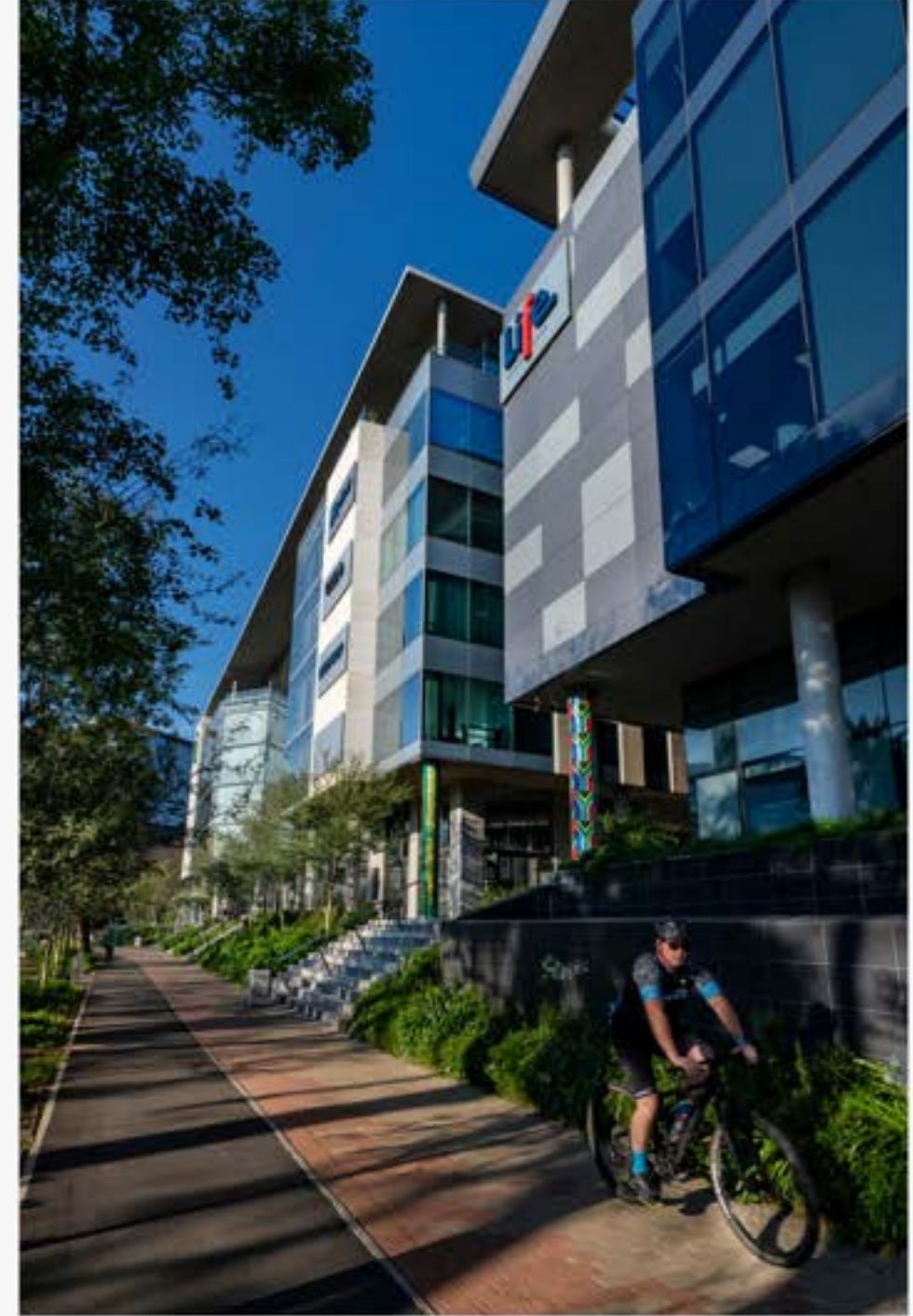
9 Minutes
- OLIVER TAMBO AIRPORT**
International airport

30 Minutes

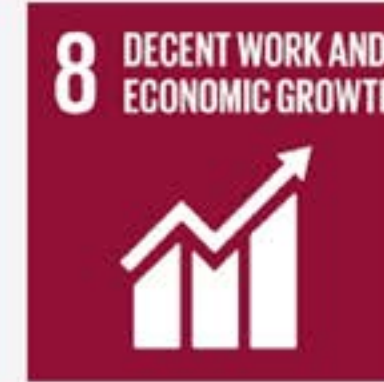


PRECINCT CONCEPT

- 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







Cradock Avenue

8 PARKS
BOULEVARD

Parks Boulevard

Oxford Road

Jellicoe Avenue

Bompas Road



marley



8

8



metier



8



UNIVERSITY OF MICHIGAN



UNIVERSITY OF MICHIGAN

UNIVERSITY OF MICHIGAN







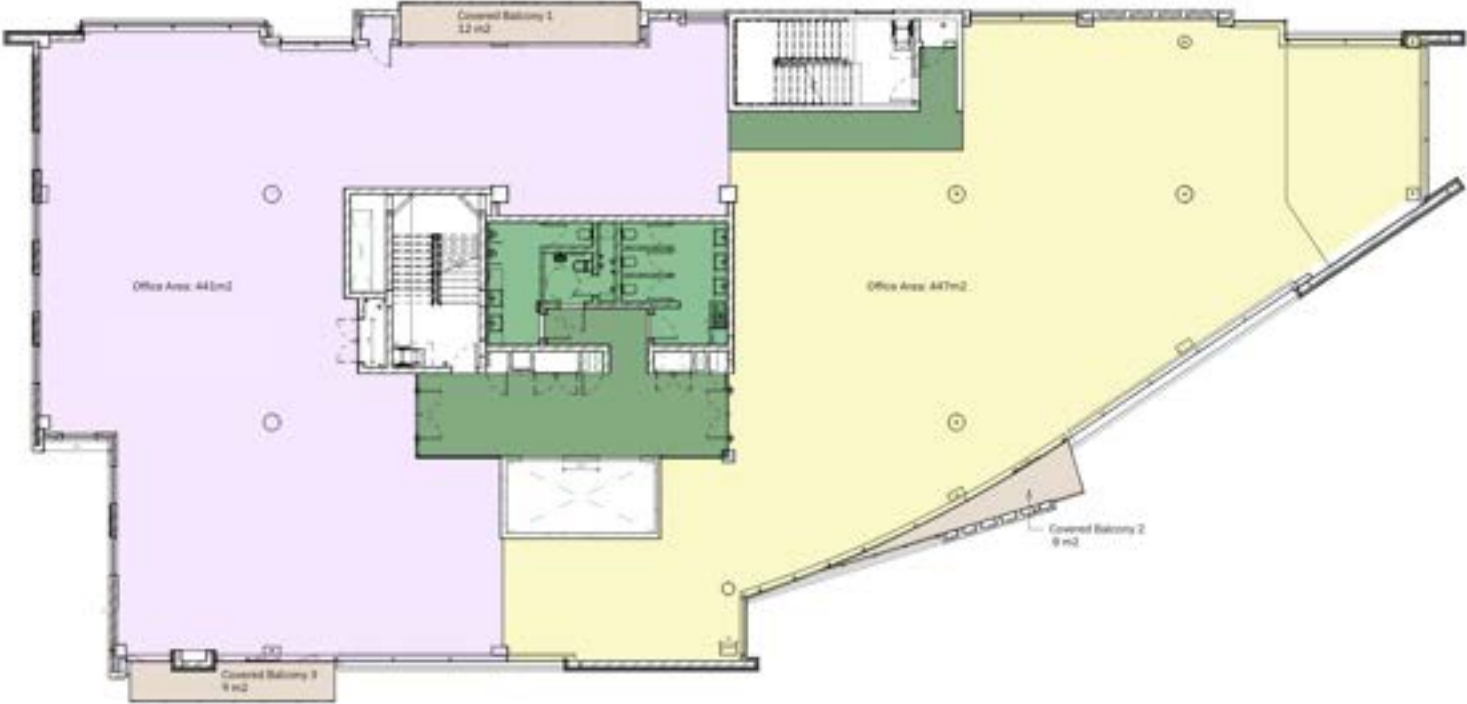
FLOORPLANS

GROUND FLOOR



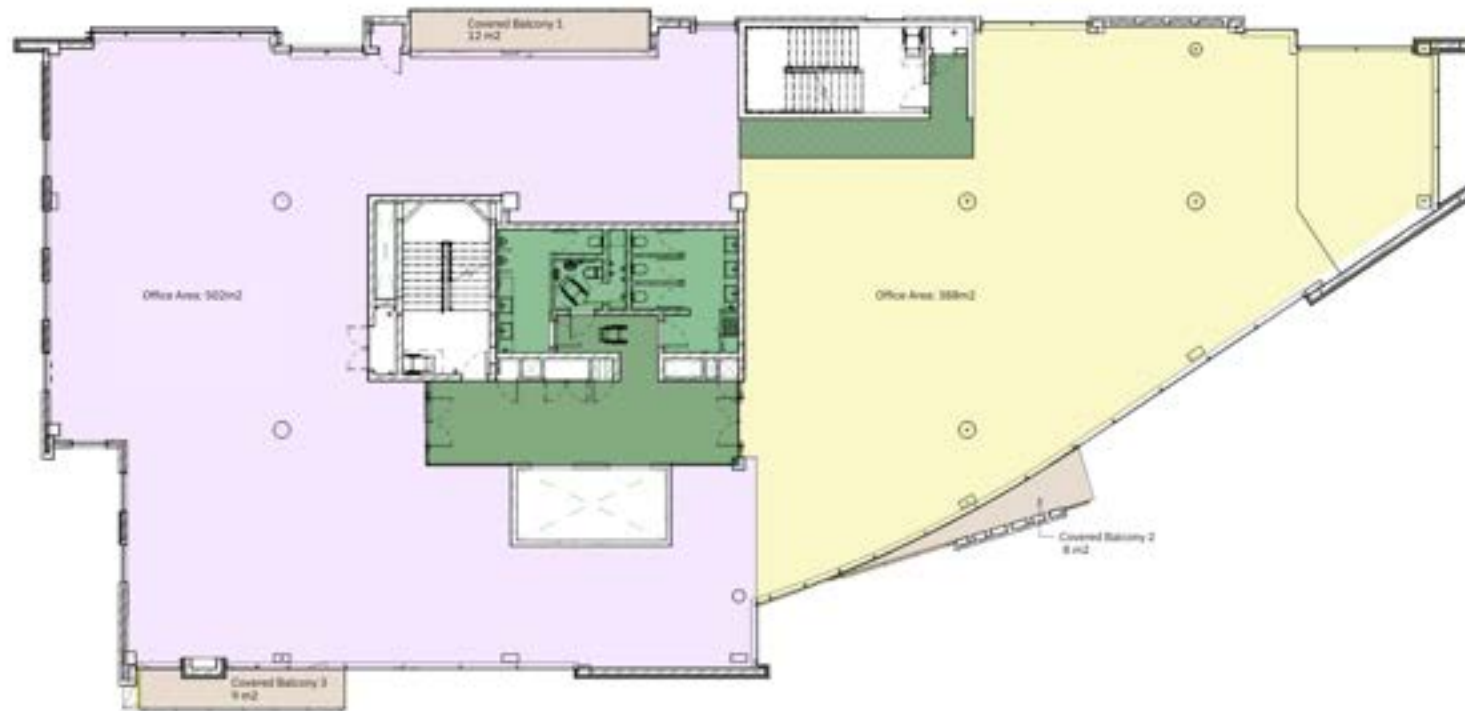
FLOORPLANS

FIRST FLOOR



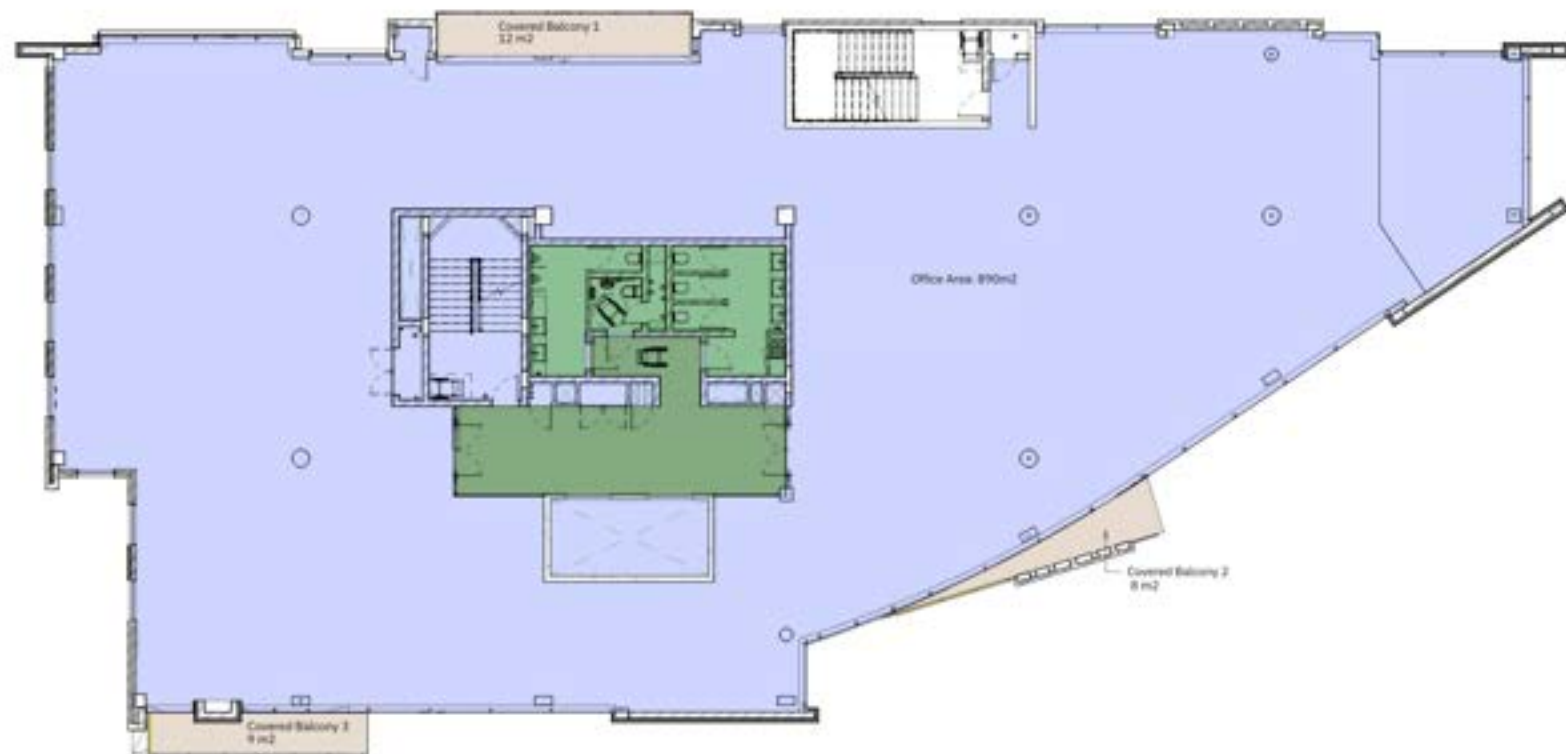
FLOORPLANS

SECOND FLOOR



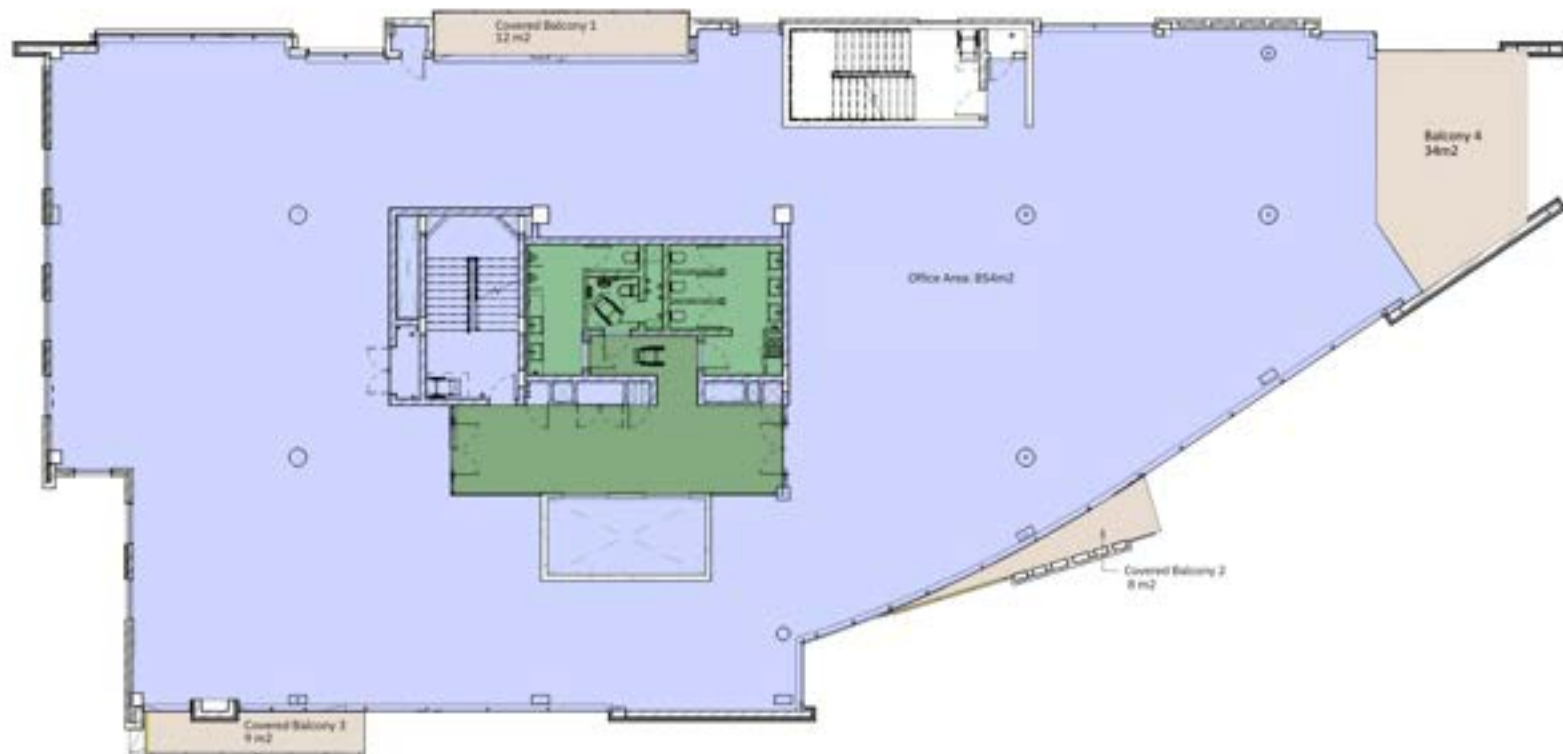
FLOORPLANS

THIRD FLOOR



FLOORPLANS

FOURTH FLOOR



8 PARKS BOULEVARD AREA SCHEDULE

FLOORS	OFFICE GROSS LETTABLE AREA	BALCONIES	AVAILABILITY
Ground	189m ² + 206m ²	173m ² + 207m ²	LET
First	441m ² + 447m ²	29m ²	LET
Second	502m ² + 388m ²	29m ²	LET
Third	890m ²	29m ²	LET
Fourth	854m ²	63m ²	LET
TOTALS	3,917m²	530m²	

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, Eilerman, Heidrick
and Struggles, Resisek, PFC, Arysta, Skin Renewal,
and Intagrop



196 Oxford | Dec 2018
BP Southern Africa, RPS, Ennas 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



Life Healthcare

SpencerStuart



AngloAmerican



Giesecke+Devrient

ARUP

metier

CREDO
WEALTH



Edelman



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

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

Proudly Developed by:

INTAPROP

PROPERTY DEVELOPMENT
AND INVESTMENT

CONTACT

Tel: 011 731 1900

E-mail: info@intaprop.co.za

Web: www.intaprop.co.za

Physical address: Intaprop, Ground Floor,
5 Parks Boulevard, Oxford Parks, Dunkeld

LIFE CONNECTED

**OXFORD
PARKS**

www.oxfordparks.co.za