

OXFORD PARKS

OXFORD
PARKS

Proudly Developed by:

INTAPROP

PROPERTY DEVELOPMENT
AND INVESTMENT



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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**.



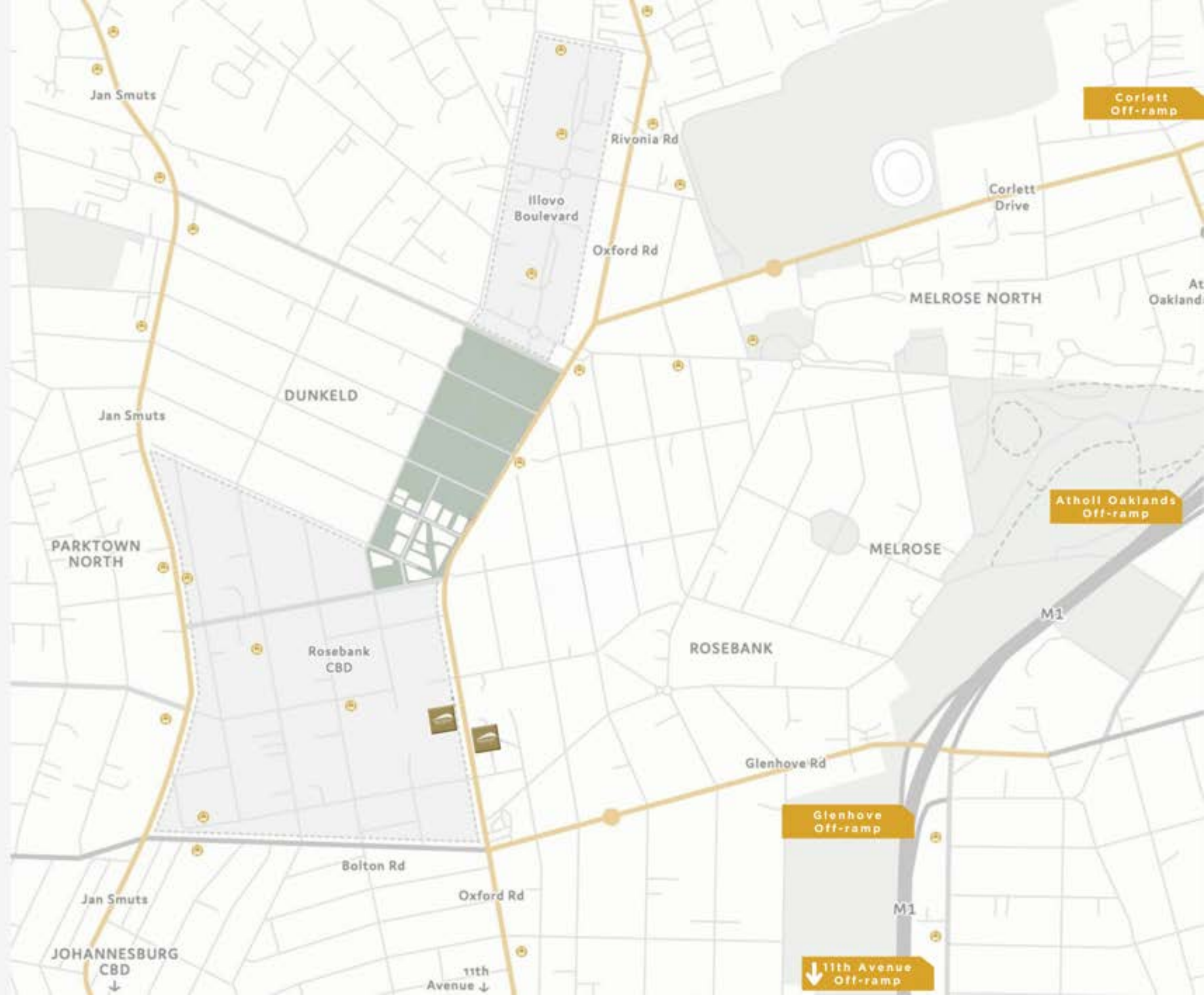
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PERFECTLY
LOCATED







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

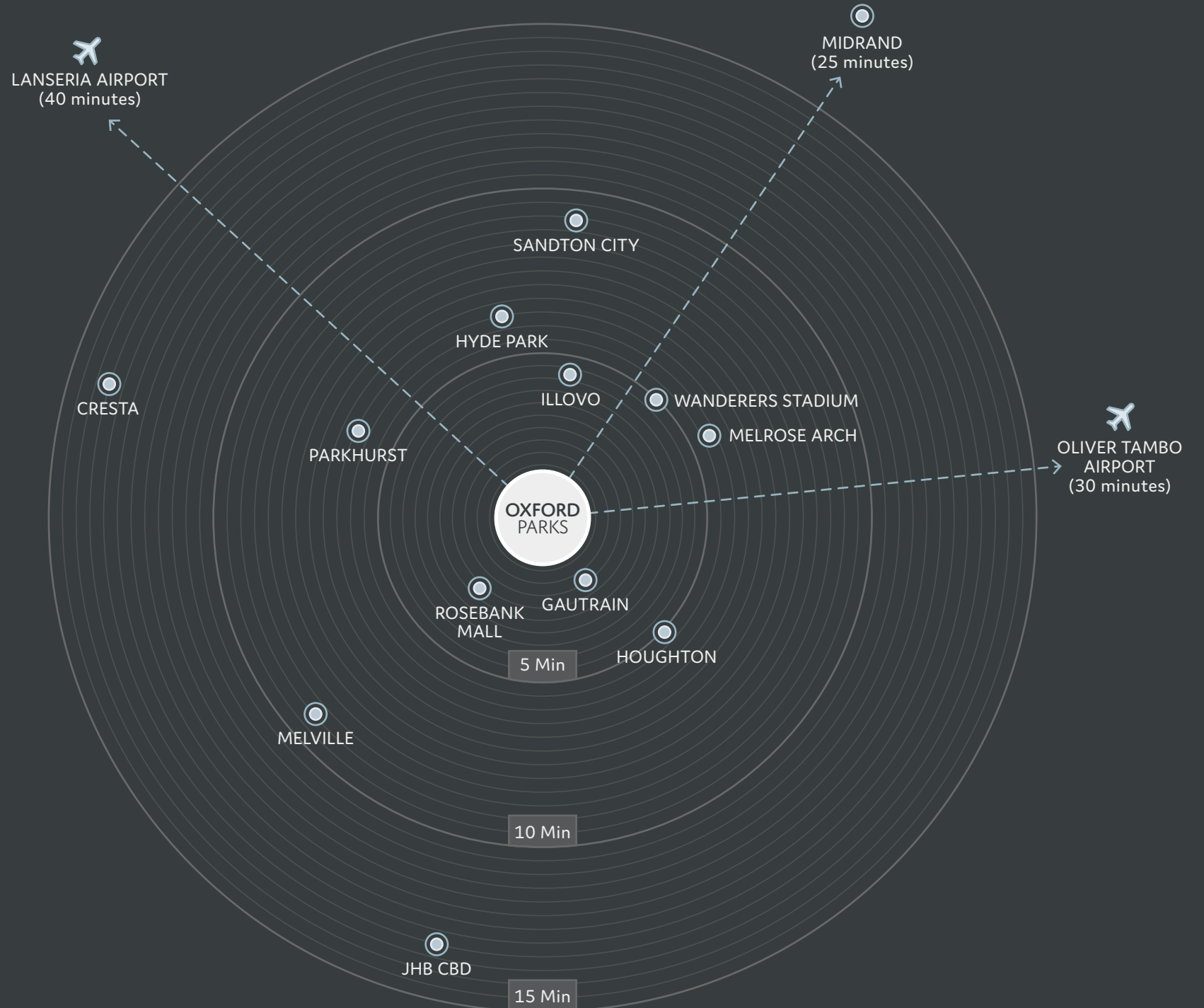
5 Minutes
- ROSEBANK RETAIL**
Houses over 200 shops and restaurants

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

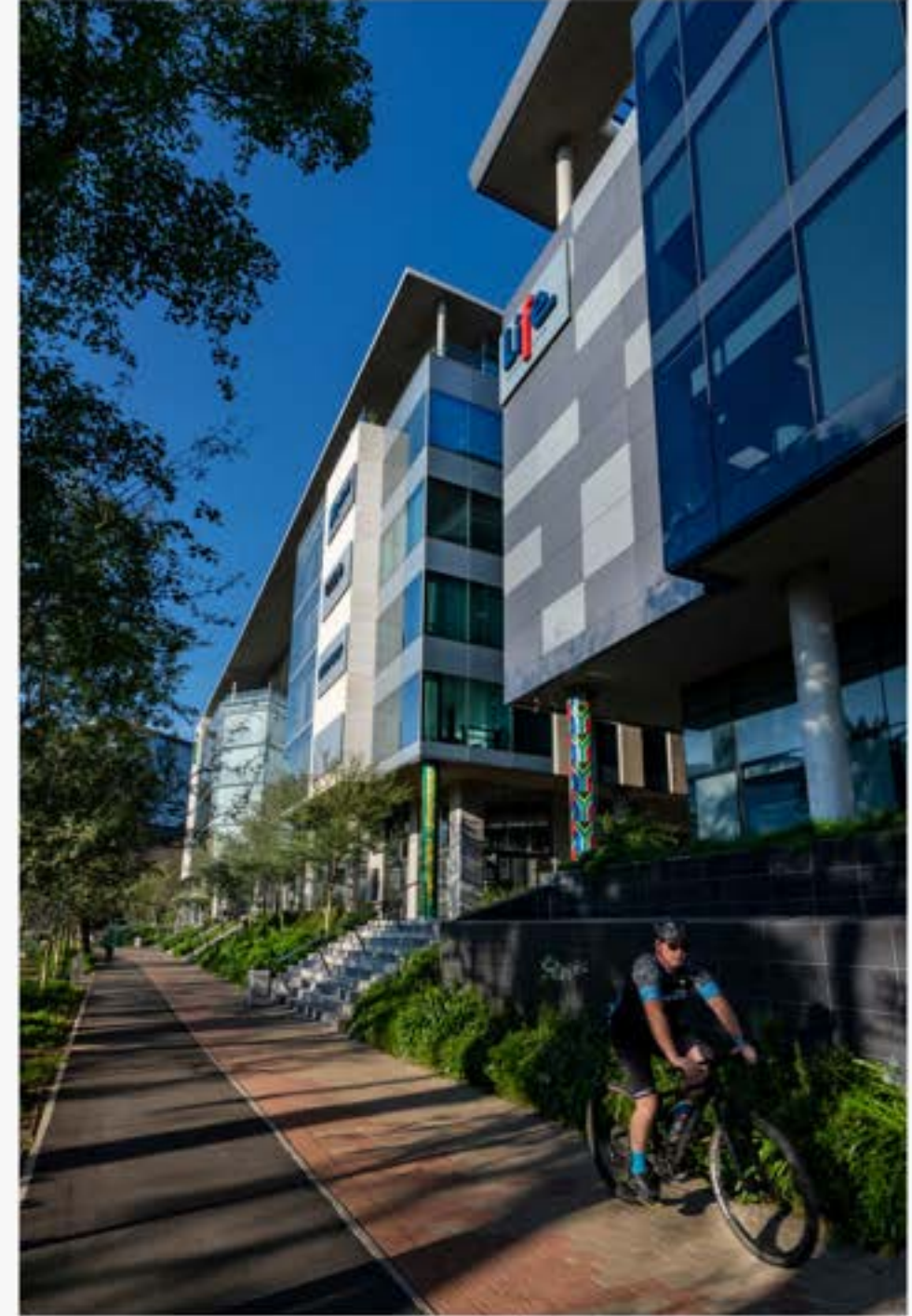
9 Minutes
- OLIVER TAMBO AIRPORT**
International airport

30 Minutes

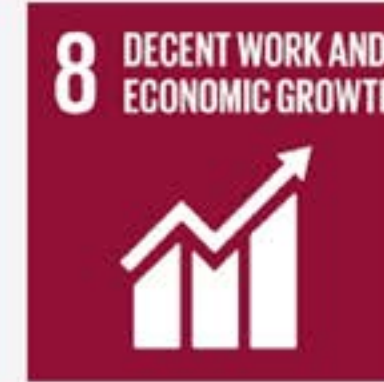


PRECINCT CONCEPT

- 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



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.



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,
Mozoti



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



Enaex
Africa



Giesecke+Devrient

ARUP

metier

CREDO
WEALTH



Edelman



resilea

HEIDRICK & STRUGGLES

-INSTINCTIF
PARTNERS



SONY MUSIC

IHS
Towers of strength

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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



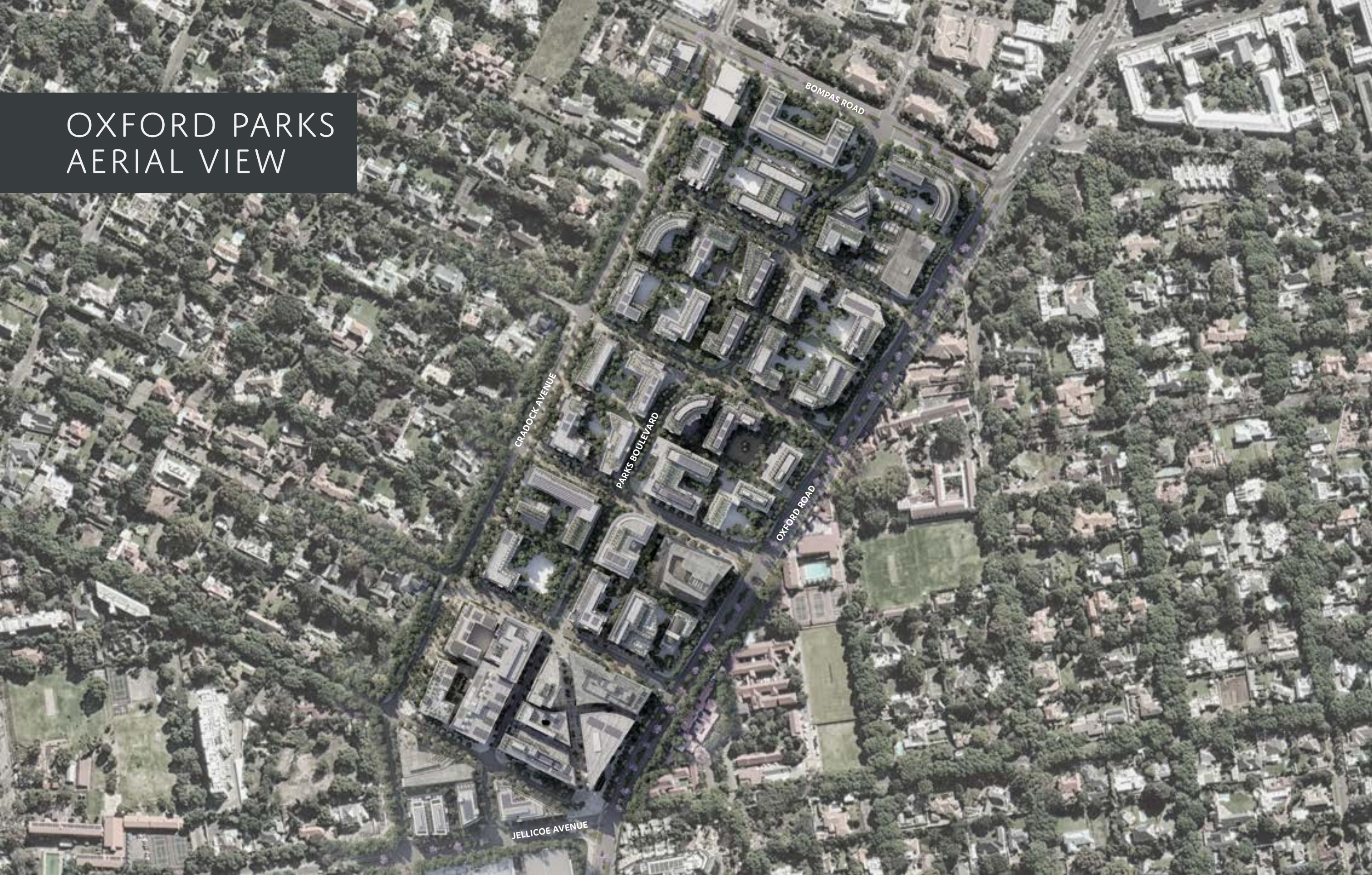


OXFORD PARKS AMENITIES WITHIN A 1KM RADIUS

- 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



OXFORD PARKS AERIAL VIEW



DEVELOPMENT SECTIONS



- 1 3 Parks Blvd Commercial
- 2 199 Oxford Commercial & Retail
- 3 4 Parks Blvd Hotel
- 4 6 Parks Blvd Commercial & Retail
- 5 8 Parks Blvd Commercial & Retail
- 6 203 Oxford Commercial & Retail
- 7 5 Parks Blvd Commercial
- 8 42 Cradock Ave Residential
- 9 44 Cradock Ave Residential
- 10 7 Parks Blvd Commercial
- 11 205 Oxford Commercial
- 12 55 Eastwood Commercial & Retail
- 13 10 Parks Blvd Commercial & Retail
- 14 12 Parks Blvd Hotel
- 15 207 Oxford Commercial
- 16 9 Parks Blvd Commercial & Retail
- 17 46 Cradock Ave Residential
- 18 48 Cradock Ave Residential
- 19 11 Parks Blvd Commercial & Retail
- 20 57 Smits Commercial
- 21 14 Parks Blvd Commercial
- 22 58 Hume Boutique Guesthouse
- 23 60 Hume Commercial
- 24 62 Hume Commercial
- 25 63 Hume Commercial
- 26 223 Oxford Commercial
- 27 65 Kent Commercial
- 28 63 Kent Residential Retail
- 29 61 Kent Residential Retail
- 30 59 Kent Residential Residential
- 31 57 Kent Commercial
- 32 60 Cradock Medical & Retail
- 33 64 Bompas Medical & Retail
- 34 66 Bompas Commercial & Retail
- 35 WDB House Commercial



Block 1B

- 1 42 Cradock Avenue
 - Residential Development
 - 7,100sqm
- 2 55 Eastwood Road
 - Commercial Development
 - 7,100sqm



Block 2A

- 1 10 Parks Boulevard
 - Commercial Development
 - 8,600sqm (incl. 1,000sqm retail)
 - Completion Date: May 2025
- 2 55 Eastwood Road
 - Commercial Development
 - 5,800sqm (incl. 1,150sqm retail)
 - Completion Date: Sep 2025
- 3 12 Parks Boulevard
 - Hotel Development
 - 9,000sqm
 - Completion Date: Proposed Dec 2026
- 4 207 Oxford
 - Commercial Development
 - 11,000sqm
 - Completion Date: Proposed Sep 2027



Block 5

- 1 60 Cradock Avenue
 - Medical Development
- 2 64 Bompas Road
 - Medical Development
- 3 66 Bompas Road
 - Retail Development
- 4 57 Kent Road
 - Commercial or Residential Development
- 5 59 Kent Road
 - Residential Development
- 6 61 Kent Road
 - Retail
- 7 63 Kent Road
 - Retail
- 8 65 Kent Road
 - Commercial





IHS

Towers of strength



SONY MUSIC



SONY MUSIC
SINGAPORE

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LIFE CONNECTED

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