

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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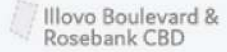






















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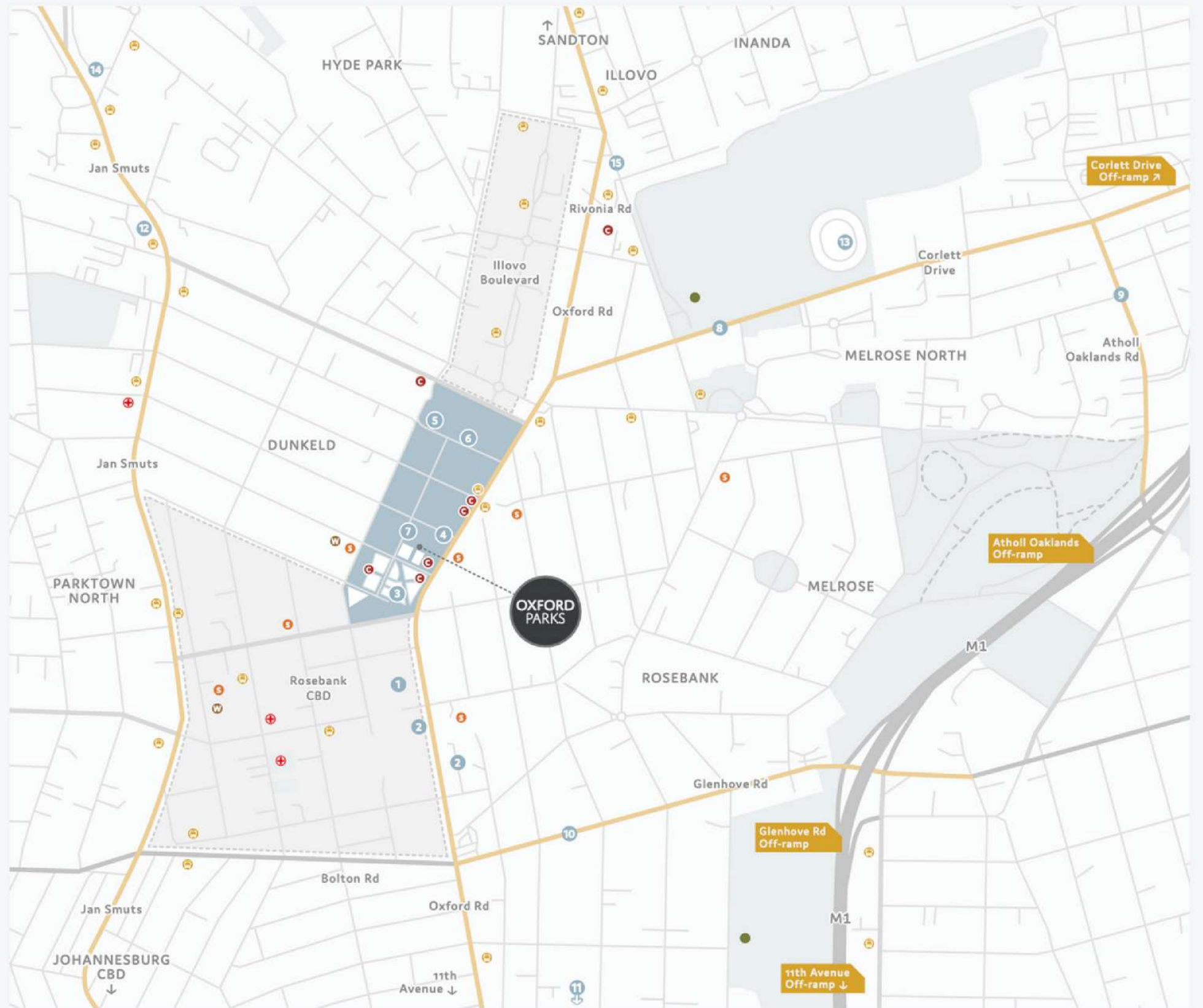
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PERFECTLY LOCATED

Points of interest:

- 4 Highway access points
- High intersection density and smaller more efficient grids
- Proximity to Rosebank Gautrain station and bus system
- Variety of excellent public transport
- Walk-ability
- Road and infrastructure upgrades
- Engineering services agreement
- New Parks Boulevard

- | | | |
|---|---|---|
|  Oxford Parks Precinct |  Illovo Boulevard & Rosebank CBD |  Green Belts |
|  Gautrain Bus Stops |  Golf Courses | |
|  Schools |  Places of Worship | |
|  Commercial Offices |  Hospitals | |
|  1 Rosebank Retail |  9 Athol Oaklands Road | |
|  2 Rosebank Gautrain station |  10 Glenhove Road | |
|  3 Radisson RED |  11 11th Avenue | |
|  4 Planned Commercial HQ |  12 Dunkeld West Shopping Centre | |
|  5 The Village |  13 Wanderers Stadium | |
|  6 Villoresi Office Park |  14 Hyde Park Shopping Centre | |
|  7 Planned express grocery store |  15 Thrupps Illovo Centre | |
|  8 Corlett Drive | | |





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

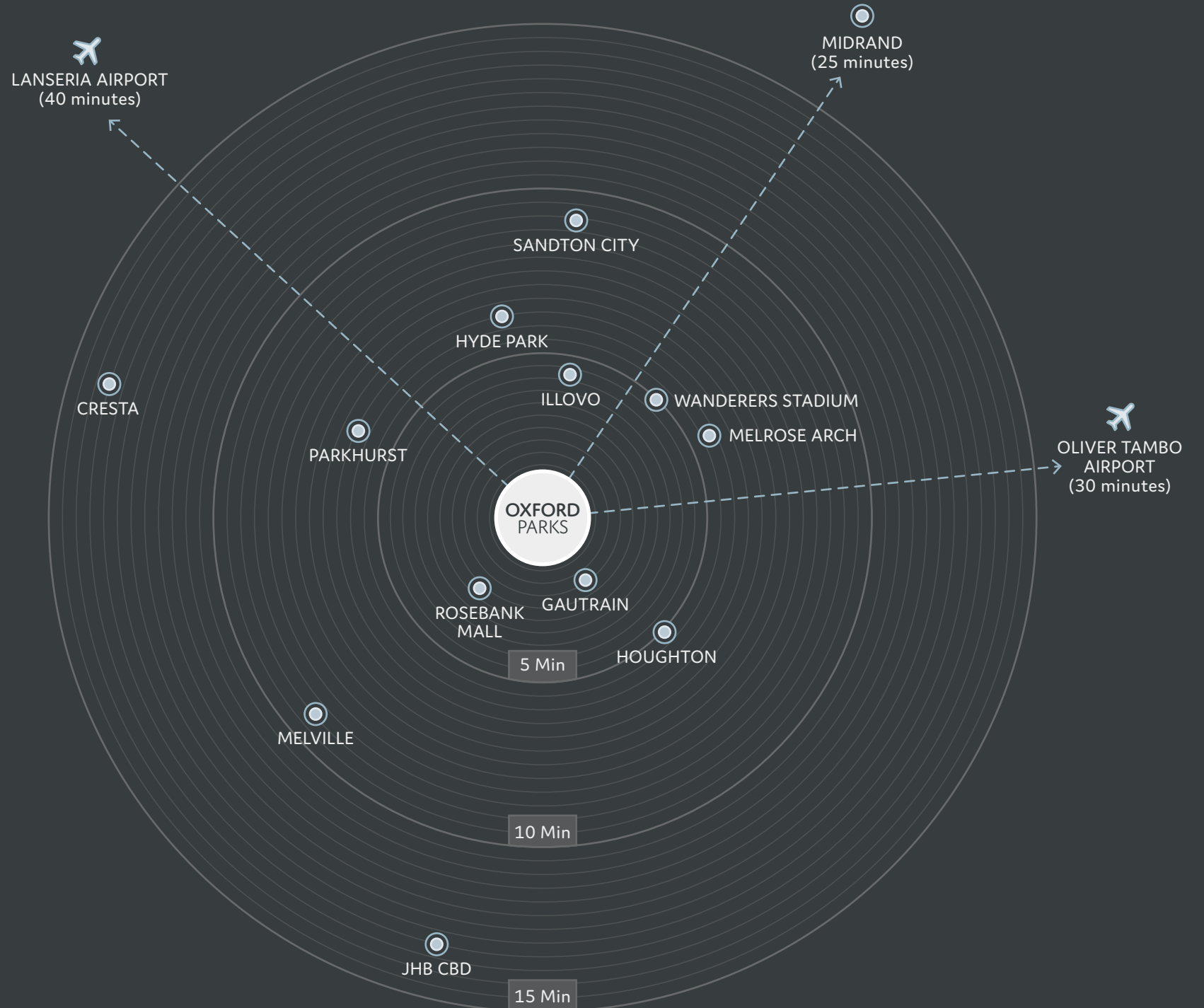
5 Minutes
- ROSEBANK RETAIL**
Houses over 200 shops and restaurants

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

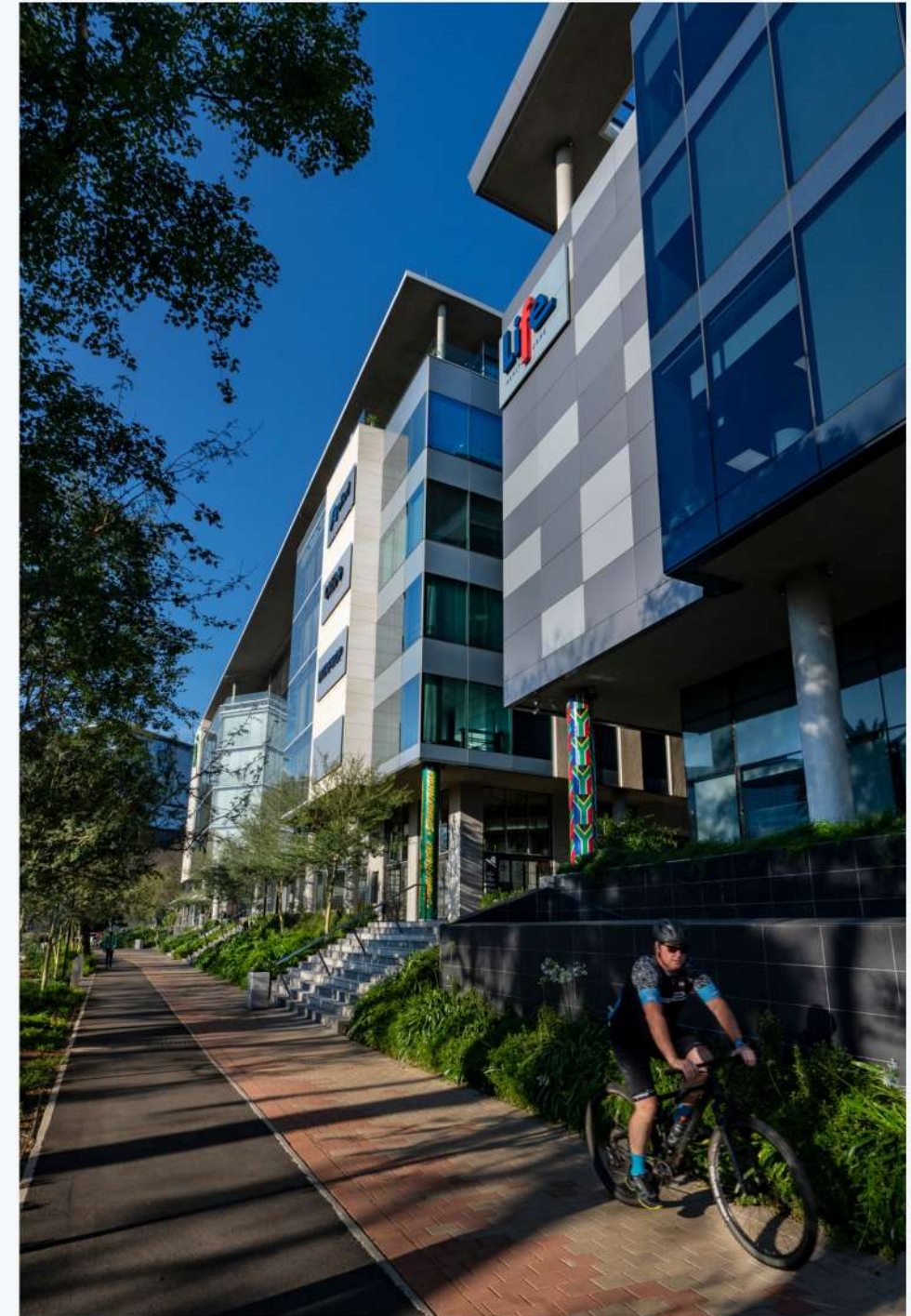
9 Minutes
- OLIVER TAMBO AIRPORT**
International airport

30 Minutes



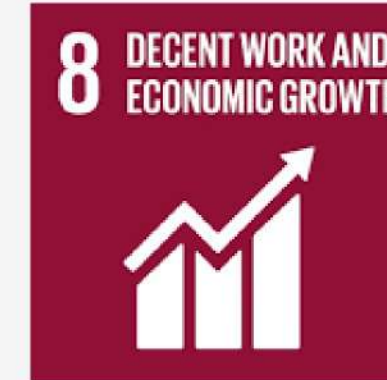
PRECINCT CONCEPT

- 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



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.



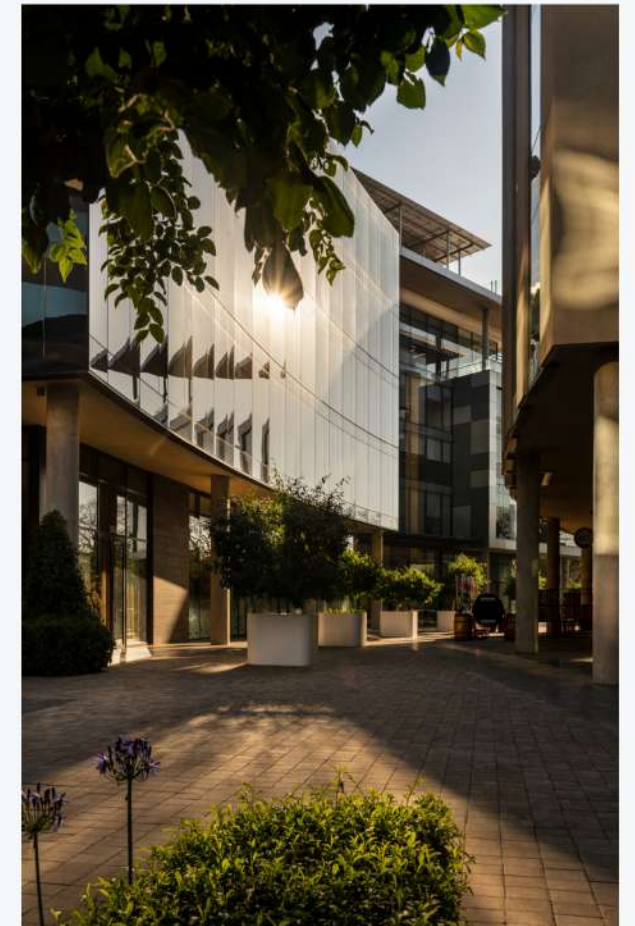
Life Healthcare

OXFORD

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 Towers, Sony Music, Sony Publishing,
and JLL



4 Parks Blvd | Aug 2021
Radisson RED Hotel



8 Parks Blvd | Oct 2020
Metier Private Equity, G+D Currency
Technology, Instinctif Partners, Anglo American
LWD, Zurich, and JLL



203 Oxford | Jan 2021
Life Healthcare HQ



7 Parks Blvd | Mar 2022
Anglo American Global Shared Services



5 Parks Blvd | Sep 2023
Boston Consulting Group, Edelman, Heidrick
and Struggles, Resilea, PPC, Arup, Skin Renewal,
and Intaprop



199 Oxford | Dec 2018
BP Southern Africa, Enaex Africa, Allied Gold,
Bluerock Atlantis, and Credo Wealth



10 Parks Blvd | May 2025
Minotti



55 Eastwood | Oct 2025
Baker McKenzie



WDB House | Jul 2019
Women's Development Bank



Commercial Tenants



Retail Tenants

Minotti
JOHANNESBURG

Qbar
by QUOIN ROCK

DOUBLESHOT
— coffee & tea —

Qsushi
by QUOIN ROCK

le fleur
CAFÉ

SKIN**renewal**

LIVY'S

THE POT
— LUCK CLUB

GIN-EATERY
011

SHORTMARKET CLUB
88 SHORTMARKET STREET

OBSCURA

Ethos

AFRICA PADEL

MM & OPTICAL

AGB

ZEDMEN

LEVINGERS
DRY CLEAN & SHOE CLINIC

joyJOZI

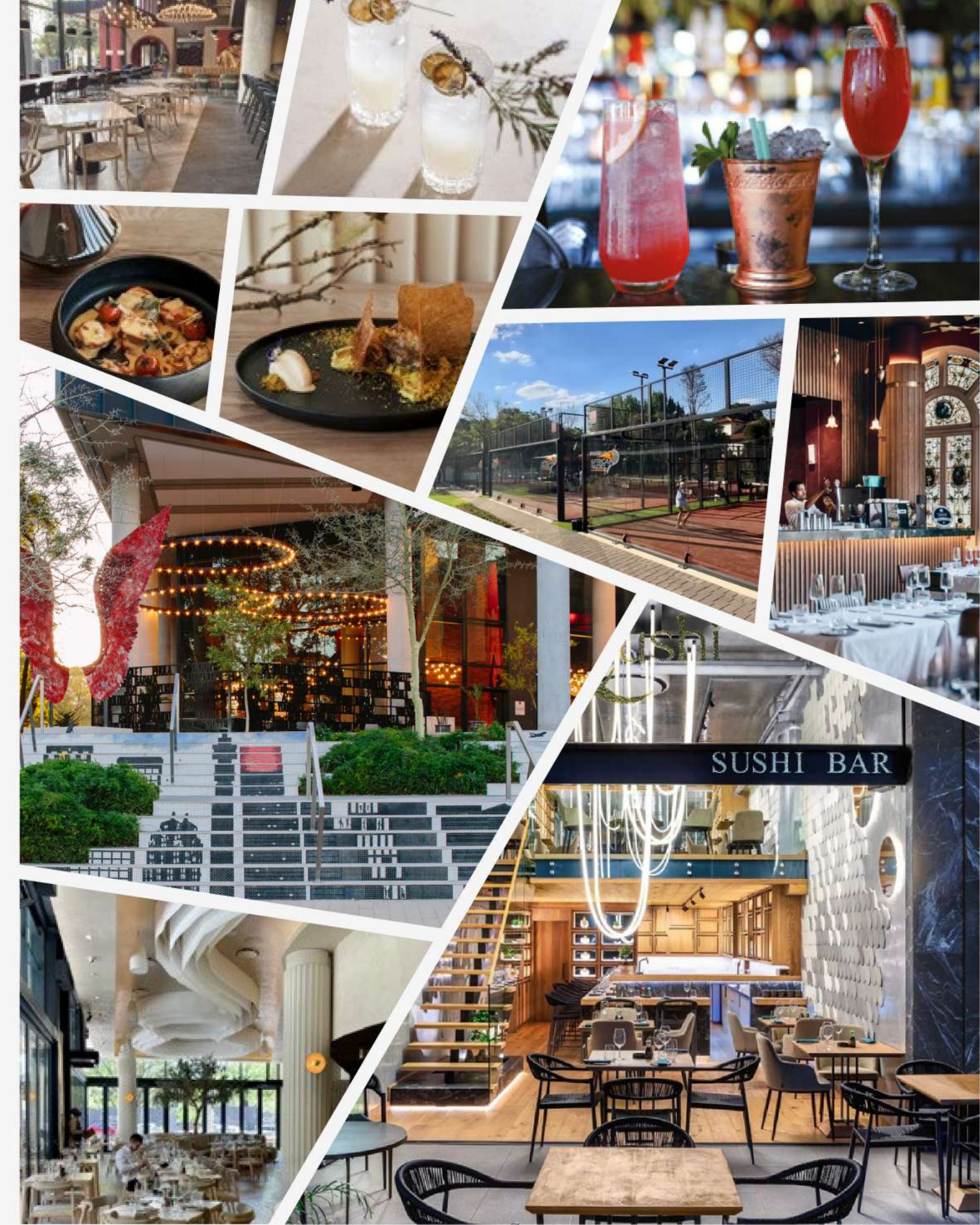
Joy Jozi

PRECINCT AMENITIES



Oxford Parks continues the concept of Life Connected. It is integrated and central with clean, safe and secure privately managed public spaces. Everything within the development is at a human scale and walkable with ample tree-lined roads and cycle lanes. The lifestyle focused concept includes precinct convenience through many bespoke retail outlets and access to a broad selection of amenities - all within an easy 8 minute walk from the development. Some key amenities include:

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> 1 Rosebank Retail 2 Rosebank Gautrain Station 3 Gautrain Bus Stop 4 Illovo Junction 5 Grate Café 6 Minotti 7 Boutique Guesthouse (58 on Hume) 8 Radisson RED | <ul style="list-style-type: none"> 9 Restaurants and Services: <ul style="list-style-type: none"> • Shortmarket Club • The Potluck Club • Qbar by Quoin Rock • Qsushi by Quoin Rock • Le Fleur • 011 Rosebank • Obscura • Ethos • BGR • Zedmen • M&M Optical • Levingers • Doubleshot | <ul style="list-style-type: none"> 10 Restaurants and Facilities <ul style="list-style-type: none"> • Livy's Restaurant • Africa Padel 11 Joy Jozi ● Commercial Offices |
|---|--|---|



OXFORD PARKS IMMEDIATE AMENITIES

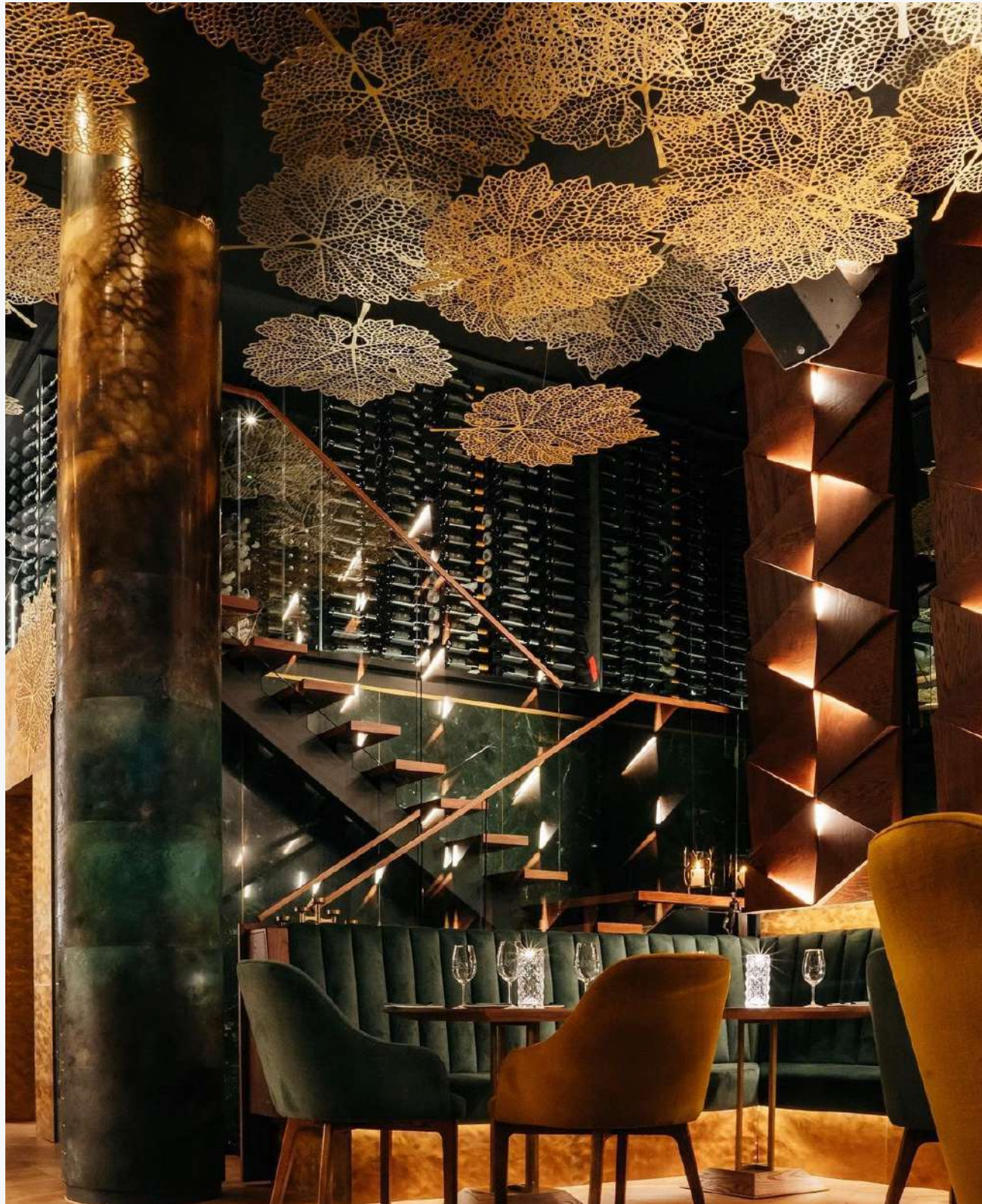
- Hotel
- Conferencing and meeting facilities
- Restaurants, coffee shop, services
- Bespoke event venues
- Park-like environment
- Safe pedestrian movement
- Secure public parking





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 Commercial or 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 Sectional Title Offices
- 28 63 Kent Residential (Rental Units)
- 29 61 Kent Residential (Rental Units)
- 30 59 Kent Residential (Assisted Living)
- 31 57 Kent Medical
- 32 60 Cradock Medical & Retail
- 33 64 Bompas Commercial & Retail
- 34 66 Bompas Commercial & Retail
- 35 WDB House Commercial

-  Competed Developments
-  Development Sites Under Construction
-  Development Sites Currently Available



BLOCK 2

- 1 10 PARKS BOULEVARD
 - Commercial & Retail Development
 - 9,000 sqm
- 2 55 EASTWOOD ROAD
 - Commercial & Retail Development
 - 3,240 sqm
- 3 12 PARKS BOULEVARD
 - Commercial or Hotel Development
 - 11,120 sqm
- 4 4 207 OXFORD
 - Commercial Development
 - 10,000 sqm
- 5 9 PARKS BOULEVARD
 - Commercial & Retail Development
 - 6,000 sqm
- 6 46 CRADOCK AVENUE
 - Residential Development
 - 60 Units
- 7 48 CRADOCK AVENUE
 - Residential Development
 - 60 Units
- 8 11 PARKS BOULEVARD
 - Commercial & Retail Development
 - 6,000 sqm







Life
Healthcare

STOP

STOP



BLOCK 5

- 1 57 KENT ROAD**
 - Medical Development (Phase 1)
 - 4,750 sqm

- 2 60 CRADOCK AVENUE**
 - Medical & Retail Development (Phase 2)
 - 4,750 sqm

- 3 59 KENT ROAD**
 - The Village Residential Development
 - 100 units (Assisted Living)

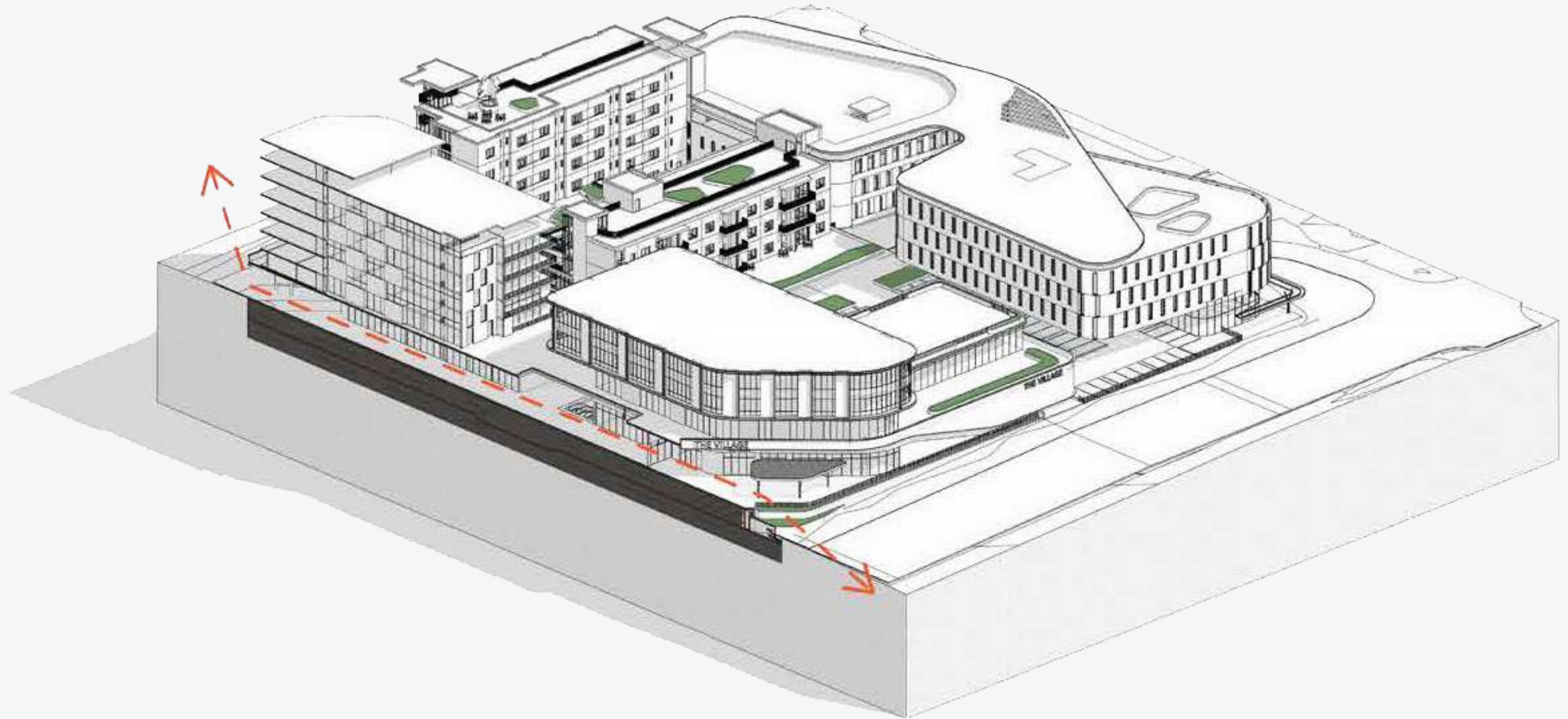
- 4 64 BOMPAS ROAD**
 - Commercial & Retail Development

- 5 66 BOMPAS ROAD**
 - Commercial & Retail Development

- 6/7 61 & 63 KENT ROAD**
 - The Village Residential Development
 - 250 units (Rental Apartments)



CROSS SECTION THROUGH RETAIL







IHS

Towers of strength



SONY MUSIC



SONY MUSIC
SINGAPORE

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LIFE CONNECTED

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