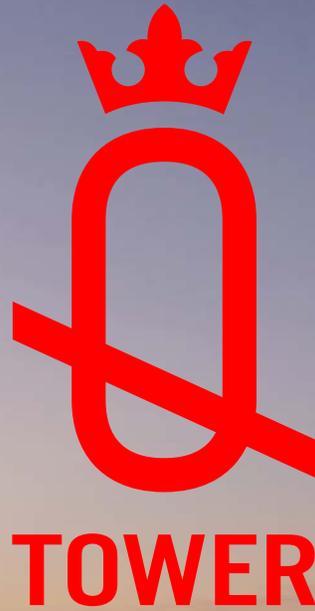


# CITY VIEW 1-BEDROOMS WITH 0% MORTGAGE\*

2026 CLIENT PACKAGE



OFFICIALLY UNDER CONSTRUCTION

PRESENTATION CENTRE | 485 WELLINGTON STREET WEST | SALES@QTOWER.CA | QTOWER.CA



DiamondCorp

AUSTIN BIRCH

# EXCLUSIVE INCENTIVES

CITY VIEW 1-BEDROOM SUITES WITH  
**0% INTEREST MORTGAGE.**  
**PAY NO INTEREST UNTIL 2035**  
ON SELECT SUITES\*

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- **\$10K OFF PARKING**  
~~\$139,000~~ \$129,000  
(FOR APPLICABLE SUITES)
  - FREE ASSIGNMENT
  - DEVELOPMENT CHARGES CAPPED\*
    - STUDIO, ONE BED & ONE + DEN - **\$15,500** + HST
    - TWO BED, TWO BED + DEN & 3 BED - **\$17,500** + HST
  - RIGHT TO LEASE DURING OCCUPANCY
  - CAPPED UTILITY METERING AT **\$3,000**
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## FURTHER EXTENDED DEPOSIT SCHEDULE

**\$10K** on signing  
Balance to **5%** in **30** days  
**2.5%** in **200** days  
**2.5%** in **365** days  
**5%** due 90 days prior to Occupancy  
**5%** on Occupancy

\*Subject to the Vendor's conditions as set out in the Agreement of Purchase and Sale. Terms and conditions apply. See Sales Representative for details. Brokers Protected. Prices and specifications are subject to change without notice. Illustration is artist's concept. Not intended to solicit interest from any non-Canadian individual, or entity as defined by the Prohibition on the Purchase of Residential Property by Non-Canadians Act, E. & O.E. 2026.

# EXCLUSIVE PRICE LIST

## STUDIO, ONE BEDROOM & ONE BEDROOM + DEN SUITES

STARTING LEVEL	TYPE	INTERIOR SQ FT	EXTERIOR	EXPOSURE	STARTING PRICE	VALUE OF INCENTIVE	DISCOUNT STARTING PRICE
21	STUDIO	361	BALCONY	N	\$645,900	–	–
8	1 BR + D	442	BALCONY	N	\$778,900	–	–
9	1 BR	448	BALCONY	N	\$795,900	–	–
<b>13</b>	<b>1 BR</b>	<b>450</b>	<b>BALCONY</b>	<b>N</b>	<b>\$789,900</b>	<b>\$80,000</b>	<b>\$709,900</b>
<b>7</b>	<b>1 BR</b>	<b>458</b>	<b>BALCONY</b>	<b>NE</b>	<b>\$795,900</b>	<b>\$80,000</b>	<b>\$715,900</b>
7	1 BR	478	BALCONY	SE	\$848,900	–	–
7	1 BR	482	BALCONY	NW	\$871,900	–	–
<b>7</b>	<b>1 BR</b>	<b>488</b>	<b>BALCONY</b>	<b>N</b>	<b>\$837,900</b>	<b>\$85,000</b>	<b>\$752,900</b>
8	1 BR	515	BALCONY	SW	\$849,900	–	–
7	1 BR	522	BALCONY	S	\$890,900	–	–
36	1 BR + D	532	BALCONY	N	\$982,900	–	–
<b>5</b>	<b>1 BR + D</b>	<b>562</b>	<b>BALCONY</b>	<b>N</b>	<b>\$982,900</b>	<b>\$85,000</b>	<b>\$749,900</b>
5	1 BR + D	612	BALCONY	E	\$918,900	–	–
5	1 BR + D	635	BALCONY	S	\$1,028,900	–	–
5	1 BR + D	678	BALCONY	N	\$923,900	–	–

**CITY VIEW  
1-BEDROOM  
SUITES WITH  
0% INTEREST  
MORTGAGE\***

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# EXCLUSIVE PRICE LIST

## TWO BEDROOM & TWO BEDROOM + DEN SUITES

STARTING LEVEL	TYPE	INTERIOR SQ FT	EXTERIOR	EXPOSURE	STARTING PRICE
34	2 BR	618	BALCONY	SE	\$1,172,900
5	2 BR	647	BALCONY	N	\$955,900
5	2 BR	649	BALCONY	N	\$960,900
13	2 BR	651	BALCONY	S	\$1,131,900
5	2 BR	654	BALCONY	N	\$965,900
5	2 BR	668	BALCONY	S	\$1,144,900
5	2 BR	684	BALCONY	N	\$1,002,900
5	2 BR + D	699	BALCONY	N	\$1,034,900
5	2 BR	701	BALCONY	S	\$1,186,900
5	2 BR	756	BALCONY	S	\$1,207,900
6	2 BR + D	907	TERRACE	N	\$1,574,900
6	2 BR	914	TERRACE	N	\$1,574,900
6	2 BR	917	TERRACE	N	\$1,595,900

\*Floor premiums applicable: \$1,000/floor for Studios, \$2,000/floor for One Bedroom and One Bedroom + Den suites, 3,000/floor for Two Bedroom & Two Bedroom + Den, \$5,000 for Three Bedroom suites. Some exceptions apply.

### LOCKER

Waitlist

### PARKING

\$10K Off Parking

~~\$139,000~~ \$129,000

Available for suites 647 Sq Ft and larger

### MAINTENANCE FEES/MONTH

Estimated at \$0.69/Sq Ft  
(Individually metered for hydro and water)

Parking \$149.95

Locker \$49.95

Smart Home System and Hi-Speed Internet  
\$65 plus HST

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# FAST FACTS

## Q TOWER

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Address:	200 QUEENS QUAY WEST
Developers:	LIFETIME DEVELOPMENTS AND DIAMONDCORP
Architect:	WALLMAN ARCHITECTS
Interior Design:	U31

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### **BUILDING FEATURES**

60-storeys

907 suites

Port Cochère covered arrival.

### **SUITES**

9 and 10 ft smooth ceilings throughout.

Outdoor space of either terrace or balcony on most suites, as per plan.

Stunning picturesque views in every direction.

### **BUILDING AMENITIES**

Iconic world class artwork throughout by Michael Moebius.

Integrated Smart Living and hi-speed internet available throughout.

Over 27,000sf of world class amenities across 3 floors:

#### GROUND LEVEL

Double height lobby with concierge, mail room and parcel room.

#### 2ND LEVEL

Indoor amenity space featuring indoor/outdoor fitness featuring cardio equipment by Freemotion Fitness, free weights area, exercise multi-purpose room and massage room. A Wi-Fi co-working space with meeting rooms, James Bond inspired games room, luxurious theatre room, and outdoor lounge with ping pong and foosball.

#### 3RD LEVEL

Resident's lounge with private dining with catering kitchen and social lounge. Access to outdoor dining terrace and lounge with BBQ and Pizza Oven.

#### 6TH LEVEL

View lounge, kid's zone with outdoor playground, outdoor dining terrace with BBQ and Pizza Oven. Full size rooftop pickleball court.

# FEATURES AND FINISHES

## ELEVATED SUITES

- 9' to 10' ceiling heights
- Floor-to-ceiling windows provide downtown views
- Choice of designer-selected flooring throughout the suite and all bedrooms
- Smooth finished ceilings
- Solid entry doors with security view-hole
- Insulated double-glazed windows
- Outdoor living with every suite

## NOUVEAU KITCHENS

- Refined and modern kitchen cabinetry, custom-designed by U31
- Sleek chrome finish plumbing fixtures, with the option to upgrade
- Choice of stone countertops and contemporary tile backsplash, with the option to upgrade
- State-of-the-art integrated refrigerator and dishwasher
- Stainless steel sink, microwave, oven hood fan and range
- Kitchen island upgrade option available

## SIMPLE AND SLEEK BATHROOMS

- Modern bathroom cabinetry, designed by U31
- Designer-selected countertop and sink
- Wall-mounted vanity mirror
- Designer-selected tub and plumbing fixtures, with the option to upgrade
- Glass shower stall and designer-selected fixtures
- Tile flooring in all bathrooms

## CONVENIENT LAUNDRY

- In-suite laundry closet with stacked washer and dryer
- Tile flooring in laundry closet

## TECH FEATURES

- 1Valet smart home features for all suites
- Individual thermostat for suite temperature control
- Emergency voice communications system, smoke and carbon monoxide detector

- Pre-wiring for cable TV, high-speed Internet access and telephones, as per plan
- Card and key access throughout all common areas
- Enterphone in lobby entrance vestibule
- Remote control/access card for private garage entry
- FOB access throughout common areas

## BUILDING FEATURES

- Poised and bold 60-storey tower designed by Wallman Architects
- Elegant and welcoming lobby with co-working lounge, property management office, mail room and parcel area
- Hotel inspired port cochère
- Convenient locker access
- Secure bicycle storage rooms
- Electric vehicle charging stations available
- WIFI enabled co-working spaces, private meeting rooms, workstations for the urban professional.
- Q Fit is equipped with Freemotion Fitness state of the art cardio equipment powered by iFit, free weights, weight training area with a fitness studio for yoga, meditation and stretching
- Get outside with our outdoor fitness area and social lounge fitted with outdoor fitness equipment, ping pong table and some friendly foosball.
- Kids Zone designed to be a serene space for children of every age to play, be creative and have some outdoor fun!
- Q Lounge featuring private dining area, catering kitchen, wet bar station with both hard and soft seating. Enjoy with friends and family outdoors as well, as the lounge connects to outdoor dining and lounge with BBQ stations and pizza ovens. For the enjoyment of any occasion.
- James Bond inspired Games Room, enjoy the plentiful card and billiards tables and a full catering wet bar.
- Theatre Room with large television screens to enjoy movies, TV shows, sporting events or even some gaming at leisure.
- Outdoor pickleball court with views of the city, the CN Tower while getting a fun workout in.