
SAVE UP TO
$200K + UP TO $130K
IN HST SAVINGS!*
FALL 2026 CLIENT PACKAGE
TOWER
NOW UNDER
CONSTRUCTION
ROGERS CENTRE
Lifetime
DEVELOPMENTS
DiamondCorp
AUSTIN BIRCH

EXCLUSIVE INCENTIVES

SAVE UP TO **$200K** OFF THE PURCHASE PRICE + UP TO **$130K** IN HST SAVINGS!*

- **$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**

FURTHER EXTENDED DEPOSIT SCHEDULE

$10K on signing
Balance to **5%** in **30** days
2.5% in **200** days
2.5% in **365** days
2.5% in **540** days
2.5% in **720** days
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. Discounts offered as a credit on closing. 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. The HST rebate referenced is subject to federal and provincial legislation and eligibility criteria. Any information shown is based on current information released and may be subject to change without notice. Certain conditions, restrictions and filing requirements may apply. Rebate is subject to approval by the Canada Revenue Agency and the Government of Ontario. E.&.O.E. 2026

FALL PROMO PRICE LIST

SAVE $200K OFF THE PURCHASE PRICE*

STARTING LEVEL	TYPE	INTERIOR SQ FT	EXPOSURE	STARTING PRICE	PROMO PRICE	NET HST
14	1 BR	450	N	$786,900	$586,900	$519,380
7	1 BR	458	NE	$795,900	$595,900	$527,345
7	1 BR	478	SE	$848,900	$648,900	$574,247
7	1 BR	488	N	$837,900	$637,900	$564,513
8	1 BR	515	SW	$849,900	$649,900	$575,132
5	2 BR	626	N	$923,900	$723,900	$640,619
5	2 BR	647	N	$955,900	$755,900	$668,938
5	2 BR	649	N	$960,900	$760,900	$673,362
5	2 BR	654	N	$965,900	$765,900	$677,787
5	2 BR	668	S	$1,144,900	$944,900	$836,194
6	2 BR	668	S	$1,149,900	$949,900	$840,619
5	2 BR	684	N	$1,002,900	$802,900	$710,530
5	2 BR	701	S	$1,186,900	$986,900	$873,362
5	2 BR	737	N	$1,081,900	$881,900	$780,442
5	2 BR	756	S	$1,207,900	$1,007,900	$891,946
6	2 BR	914	N	$1,574,900	$1,374,900	$1,244,900
6	2 BR	917	N	$1,595,900	$1,395,900	$1,265,900
6	2+D	907	N	$1,574,900	$1,374,900	$ 1,244,900

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FALL PROMO PRICE LIST

SAVE $150K OFF THE PURCHASE PRICE*

STARTING LEVEL	TYPE	INTERIOR SQ FT	EXPOSURE	STARTING PRICE	PROMO PRICE	NET HST
5	1 BR	562	N	$834,900	$684,900	$606,106
5	1+D	612	E	$918,900	$768,900	$680,442
5	1+D	635	S	$1,028,900	$878,900	$777,787
5	1+D	678	N	$923,900	$773,900	$684,867
13	2 BR	651	S	$1,131,900	$981,900	$868,938
7	2 BR	668	S	$1,154,900	$1,004,900	$889,292
7	2 BR	756	S	$1,217,900	$1,067,900	$945,044

SAVE $100K OFF THE PURCHASE PRICE*

STARTING LEVEL	TYPE	INTERIOR SQ FT	EXPOSURE	STARTING PRICE	PROMO PRICE	NET HST
21	STUDIO	361	N	$645,900	$545,900	$483,097
7	1 BR	448	N	$791,900	$691,900	$612,300
7	1 BR	522	S	$890,900	$790,900	$699,911
8	1 BR + D	442	N	$778,900	$678,900	$600,796
36	1 BR + D	532	N	$982,900	$882,900	$781,327
32	2 BR	618	SE	$1,166,900	$1,066,900	$944,159

*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 2-Bedroom Suites 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

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

BUILDING FEATURES

60-storeys

896 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’to10’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 modernkitchen cabinetry, custom-designed by U31
- Sleek chrome-finish plumbing fixtures, with 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

- Modernbathroom cabinetry, designedbyU31
- 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-suitelaundry closet withstacked washer and dryer
- Tile flooring in laundry closet

TECH FEATURES

- 1Valetsmart homefeatures 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

- Poisedand bold60-storeytower 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
- Wi-Fi 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 it with friends and family outdoors, 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 and the CN Tower while getting a fun workout in.