

# EXCLUSIVE INCENTIVES

## FREE ASSIGNMENT

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DEVELOPMENT CHARGES CAPPED\*  
STUDIO, ONE BED & ONE + DEN - \$15,500  
TWO BED, TWO + DEN & 3 BED - \$17,500

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## RIGHT TO LEASE DURING OCCUPANCY

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## CAPPED UTILITY METERING AT \$3,000

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## FURTHER EXTENDED DEPOSIT SCHEDULE

**\$10k** on signing

**5%** in **30** days

**2.5%** in **200** days

**2.5%** in **400** days

**2.5%** in **800** days

**2.5%** in **1200** days

**5% on occupancy**

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\*All incentives, prices, sizes and specifications are subject to change without notice. Please speak to a sales representative for details. E. & O. E. November 2023.

# EXCLUSIVE PRICE LIST

## Studio, One Bedroom & One + Den Suites

STARTING LEVEL	TYPE	INTERIOR	EXTERIOR	EXPOSURE	STARTING PRICE	EXCLUSIVE LAUNCH PRICE
THIRTY TWO	ONE BEDROOM	522	BALCONY	SOUTH	<del>\$917,900</del>	<b>\$897,900</b>
THIRTY TWO	ONE BEDROOM +DEN	532	BALCONY	NORTH	<del>\$947,900</del>	<b>\$927,900</b>
THIRTY TWO	ONE BEDROOM +DEN	559	BALCONY	NORTH	<del>\$987,900</del>	<b>\$967,900</b>

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

## Two Bedroom, Two + Den & Three Bedroom Suites

STARTING LEVEL	TYPE	INTERIOR	EXTERIOR	EXPOSURE	STARTING PRICE	EXCLUSIVE LAUNCH PRICE
FORTY SIX	TWO BEDROOM	618	BALCONY	SOUTH	<del>\$1,179,900</del>	<b>\$1,149,900</b>
SEVEN	TWO BEDROOM	651	BALCONY	SOUTH	<del>\$1,079,900</del>	<b>\$1,049,900</b>
SEVEN	TWO BEDROOM	668	BALCONY	SOUTH	<del>\$1,129,900</del>	<b>\$1,099,900</b>
THIRTY TWO	TWO BEDROOM + DEN	733	BALCONY	SOUTH	<del>\$1,289,900</del>	<b>\$1,259,900</b>
THIRTY TWO	TWO BEDROOM + DEN	736	BALCONY	SOUTH	<del>\$1,289,900</del>	<b>\$1,259,900</b>
THIRTY TWO	TWO BEDROOM	737	BALCONY	SOUTH	<del>\$1,279,900</del>	<b>\$1,249,900</b>
SEVEN	TWO BEDROOM	756	BALCONY	SOUTH	<del>\$1,189,900</del>	<b>\$1,159,900</b>
THIRTY TWO	THREE BEDROOM	788	BALCONY	SOUTH WEST	<del>\$1,339,900</del>	<b>\$1,299,900</b>
THIRTY TWO	THREE BEDROOM	825	BALCONY	SOUTH EAST NORTH	<del>\$1,439,900</del>	<b>\$1,399,900</b>

\*Floor premiums applicable: \$3,000/floor for Two Bedroom & Two + Den, \$5,000 for Three Bedroom suites. Some exceptions apply.  
For larger/combination suite options please inquire within.

**PARKING**  
\$149,000 - **\$129,000**

EV Ready  
Available for  
suites 700sf and larger

**MAINTENANCE FEES/MONTH**  
Estimated at \$0.69/Sq Ft  
(Individually metered for hydro and water)  
Parking \$149.95  
Locker \$49.95

H.S.T. Included in Purchase Price

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

900 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

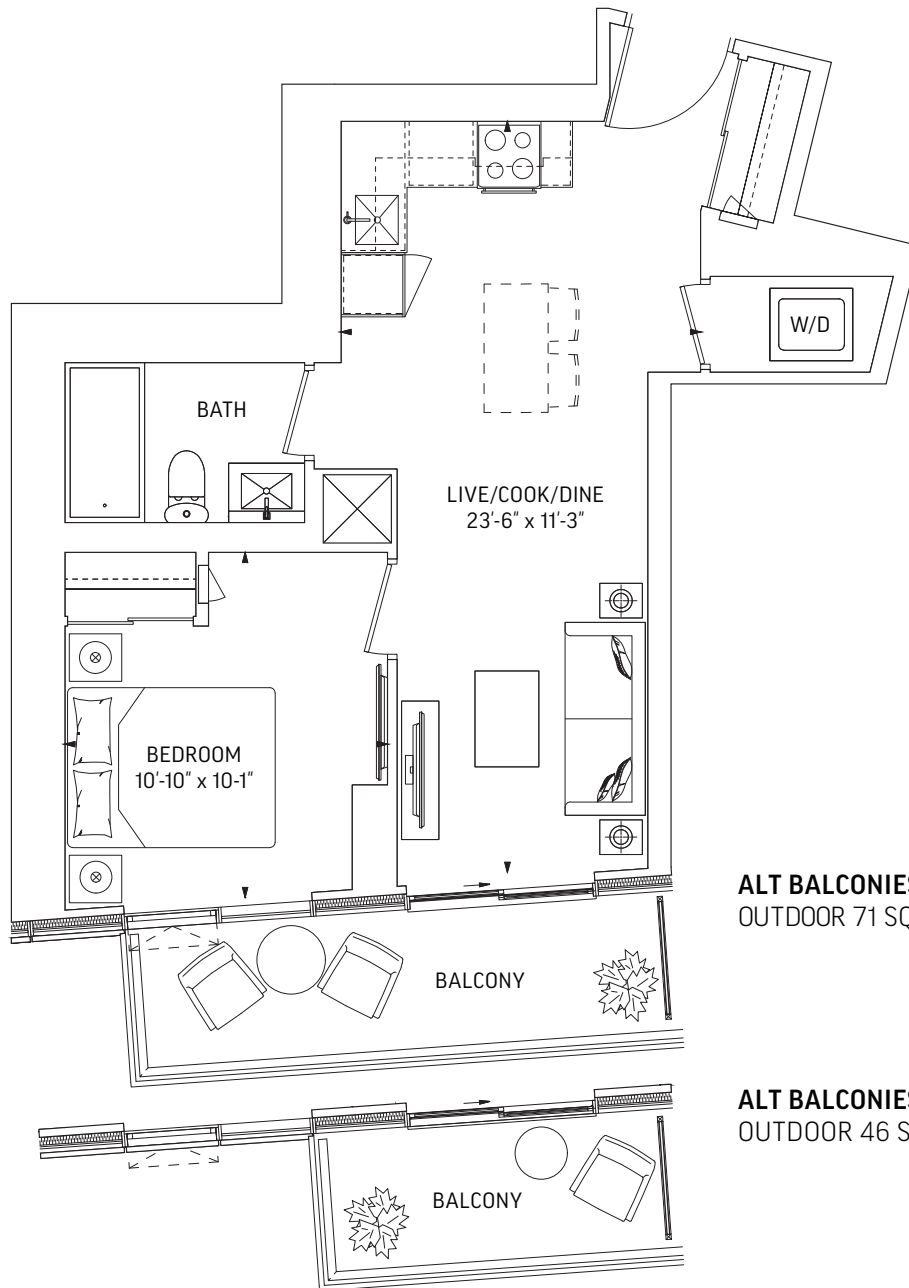
- Pre-wiring for cable TV, high-speed Internet access and telephones, as per plan
- Card and key access throughout all common areas
- Enterphone in lobby entrance vestibule
- Remote control/access card for private garage entry
- FOB access throughout common areas

## 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.

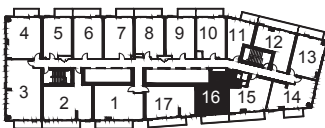
# Q522 • 1 BEDROOM

522 SQ.FT. OUTDOOR 71 SQ.FT.  
TOTAL 593 SQ.FT.

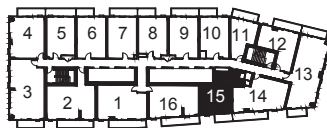


**ALT BALCONIES**  
OUTDOOR 71 SQ.FT.

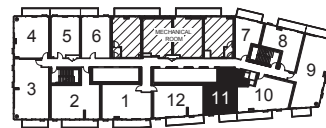
**ALT BALCONIES**  
OUTDOOR 46 SQ.FT.



LEVEL 7-25



LEVEL 26-29, 31



LEVEL 30

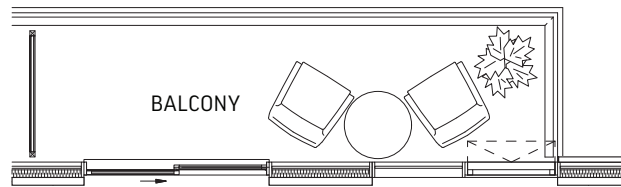
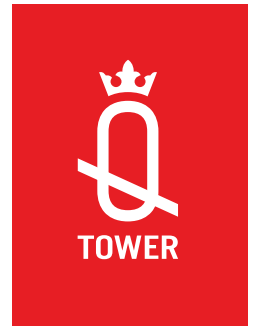


LEVEL 32-59



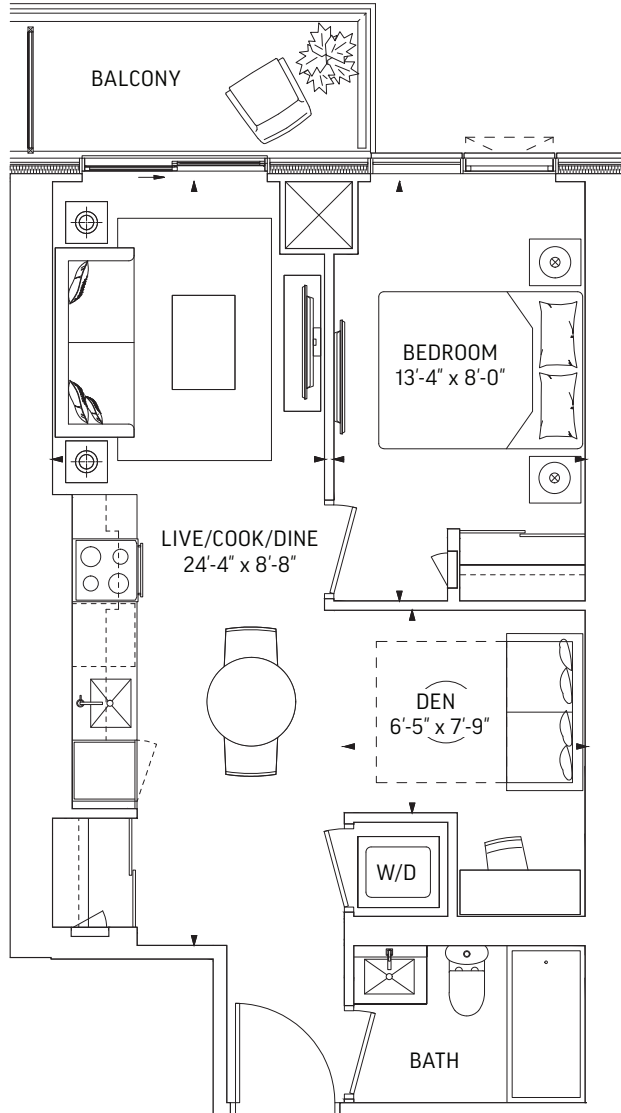
# Q532 • 1 BEDROOM + DEN

532 SQ.FT. OUTDOOR 71 SQ.FT.  
TOTAL 603 SQ.FT.



ALT BALCONIES

OUTDOOR 71 SQ.FT.



ALT BALCONIES

OUTDOOR 45 SQ.FT.

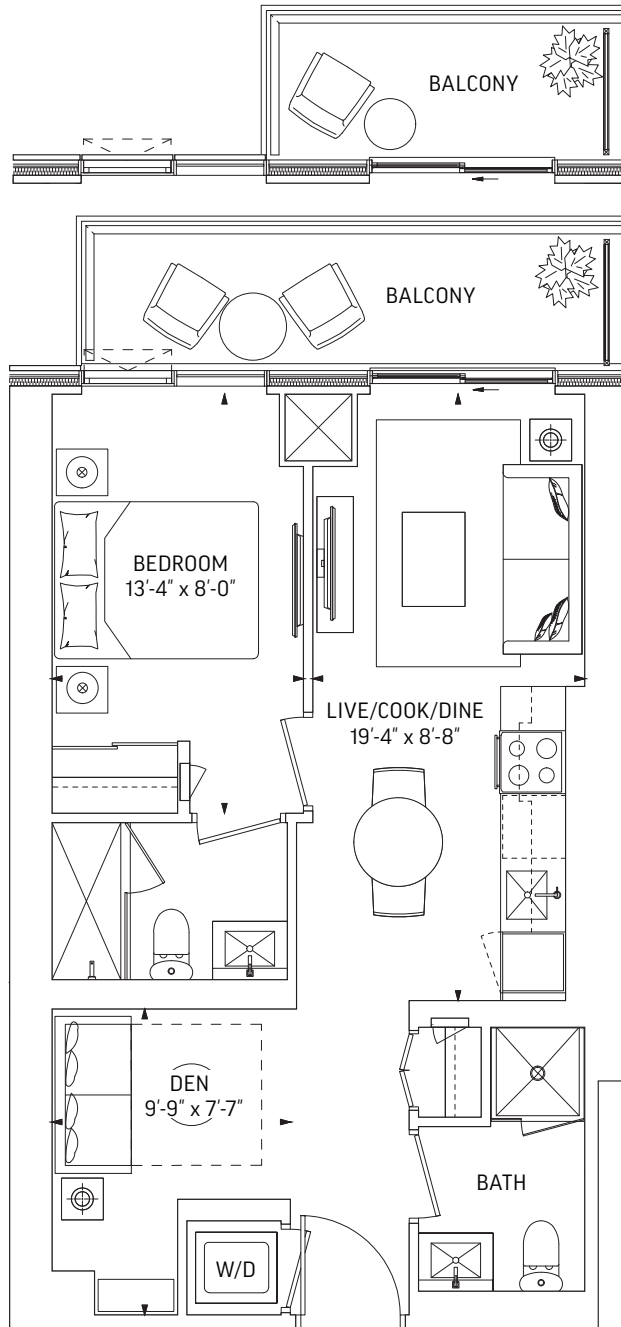


LEVEL 32-59

# Q559 • 1 BEDROOM + DEN

559 SQ.FT. OUTDOOR 71 SQ.FT.

**TOTAL 630 SQ.FT.**



**ALT BALCONIES**

OUTDOOR 45 SQ.FT.

**ALT BALCONIES**

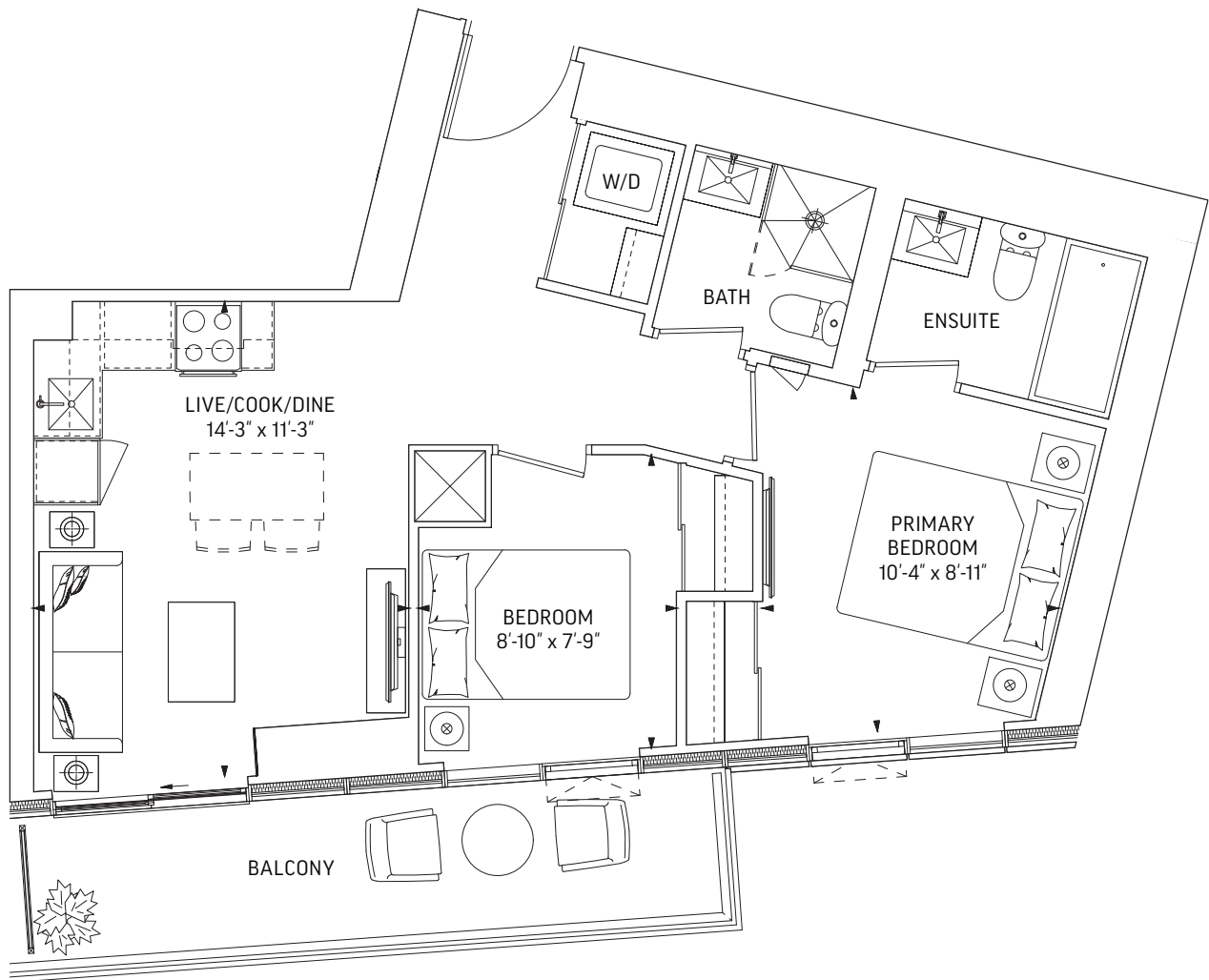
OUTDOOR 71 SQ.FT.



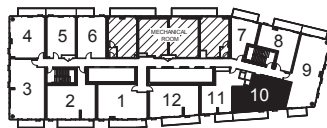
LEVEL 32-59

# Q618 • 2 BEDROOM

618 SQ.FT. OUTDOOR 91 SQ.FT.  
TOTAL 709 SQ.FT.



LEVEL 26-29, 31



LEVEL 30



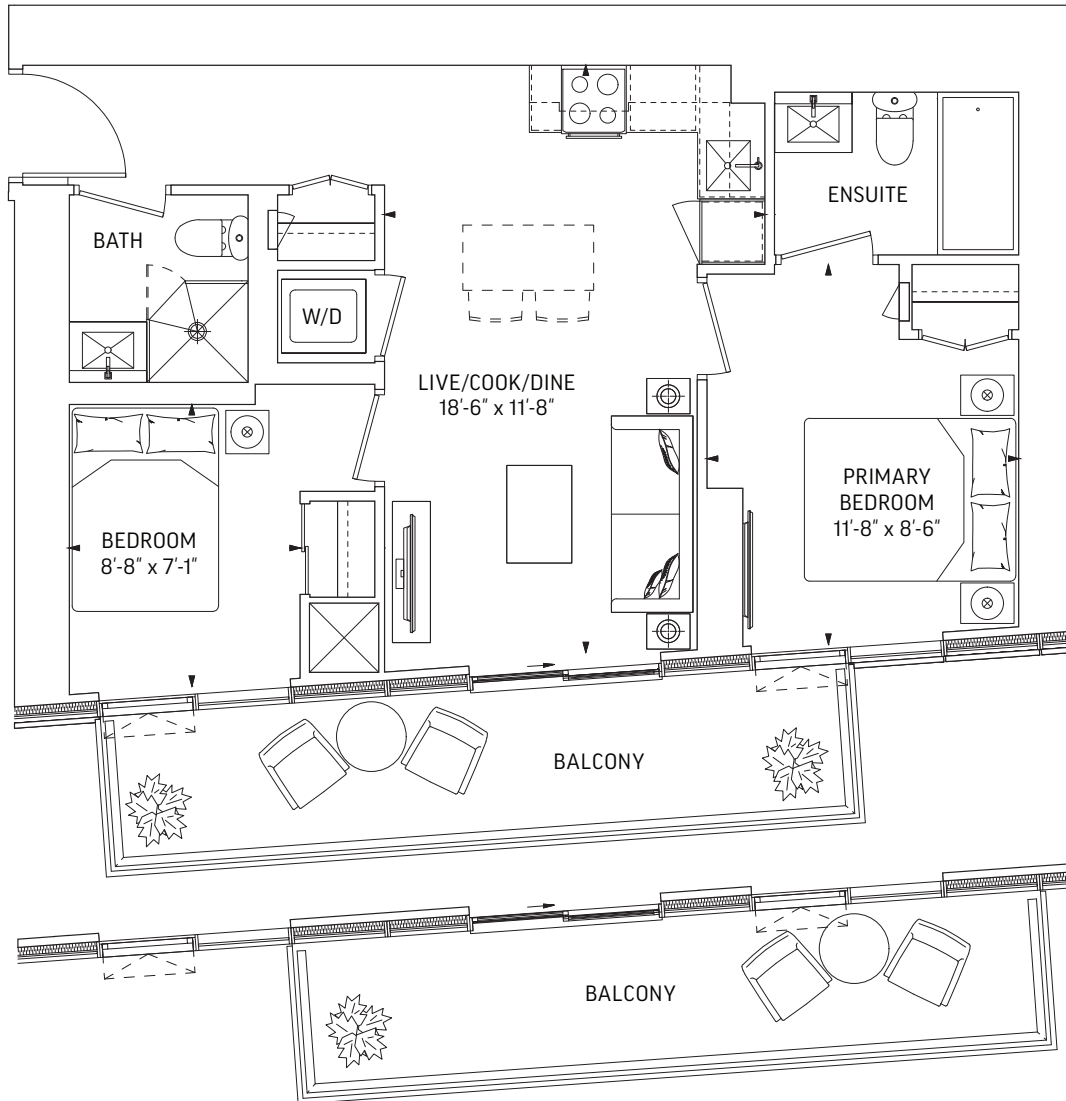
LEVEL 32-59





# Q651 • 2 BEDROOM

651 SQ.FT. OUTDOOR 97 SQ.FT.  
TOTAL 748 SQ.FT.



**ALT BALCONIES**  
OUTDOOR 97 SQ.FT.

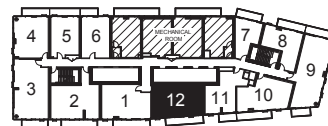
**ALT BALCONIES**  
OUTDOOR 97 SQ.FT.



LEVEL 7-25



LEVEL 26-29, 31

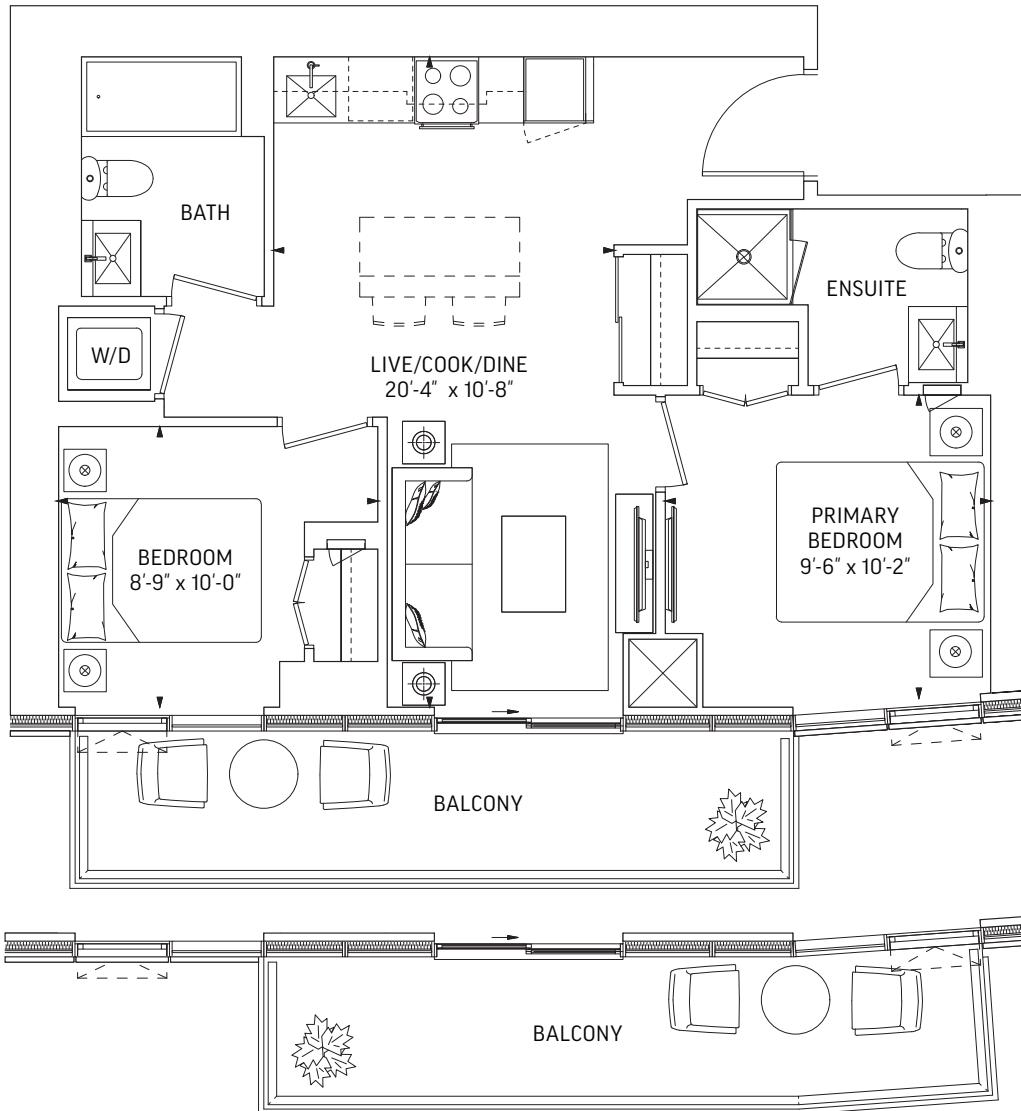


LEVEL 30



# Q668 • 2 BEDROOM

668 SQ.FT. OUTDOOR 95 SQ.FT.  
TOTAL 763 SQ.FT.



**ALT BALCONIES**  
OUTDOOR 94 SQ.FT.

**ALT BALCONIES**  
OUTDOOR 95 SQ.FT.



LEVEL 7-25



LEVEL 26-29, 31

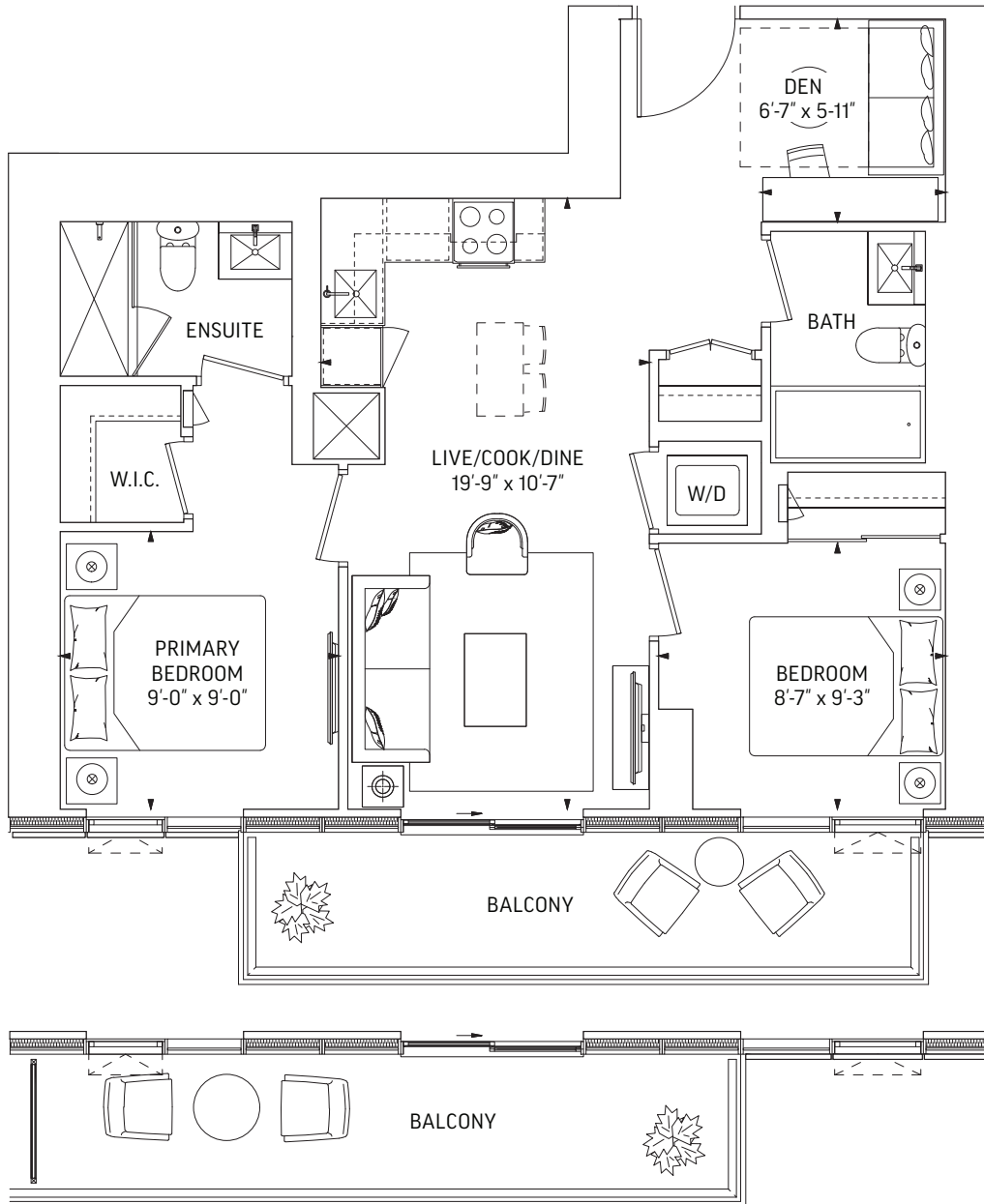


LEVEL 30



# Q733 • 2 BEDROOM + DEN

733 SQ.FT. OUTDOOR 98 SQ.FT.  
TOTAL 831 SQ.FT.



**ALT BALCONIES**  
OUTDOOR 92 SQ.FT.

**ALT BALCONIES**  
OUTDOOR 98 SQ.FT.

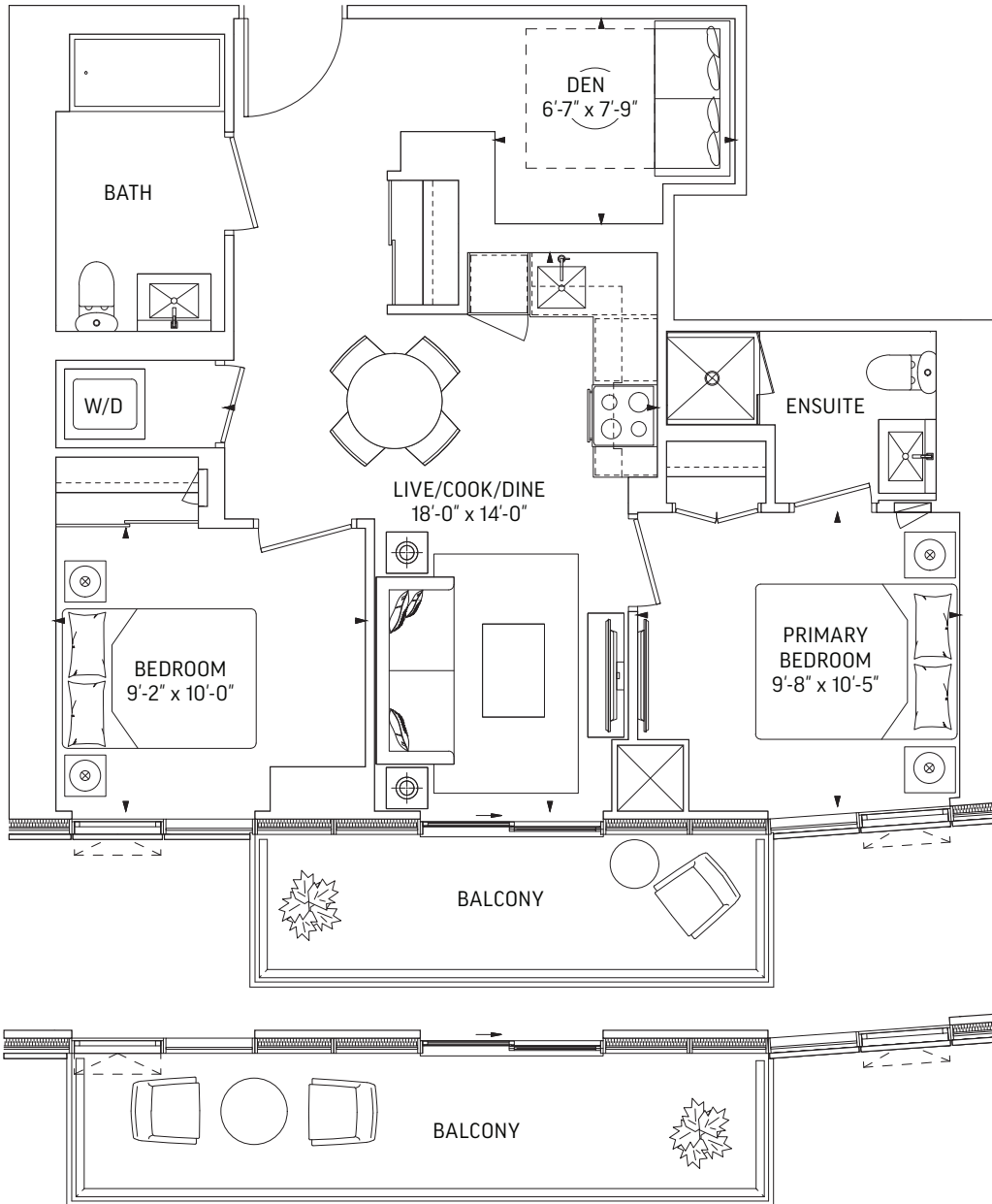


LEVEL 32-59



# Q736 • 2 BEDROOM + DEN

736 SQ.FT. OUTDOOR 94 SQ.FT.  
TOTAL 830 SQ.FT.



ALT BALCONIES  
OUTDOOR 69 SQ.FT.

ALT BALCONIES  
OUTDOOR 94 SQ.FT.

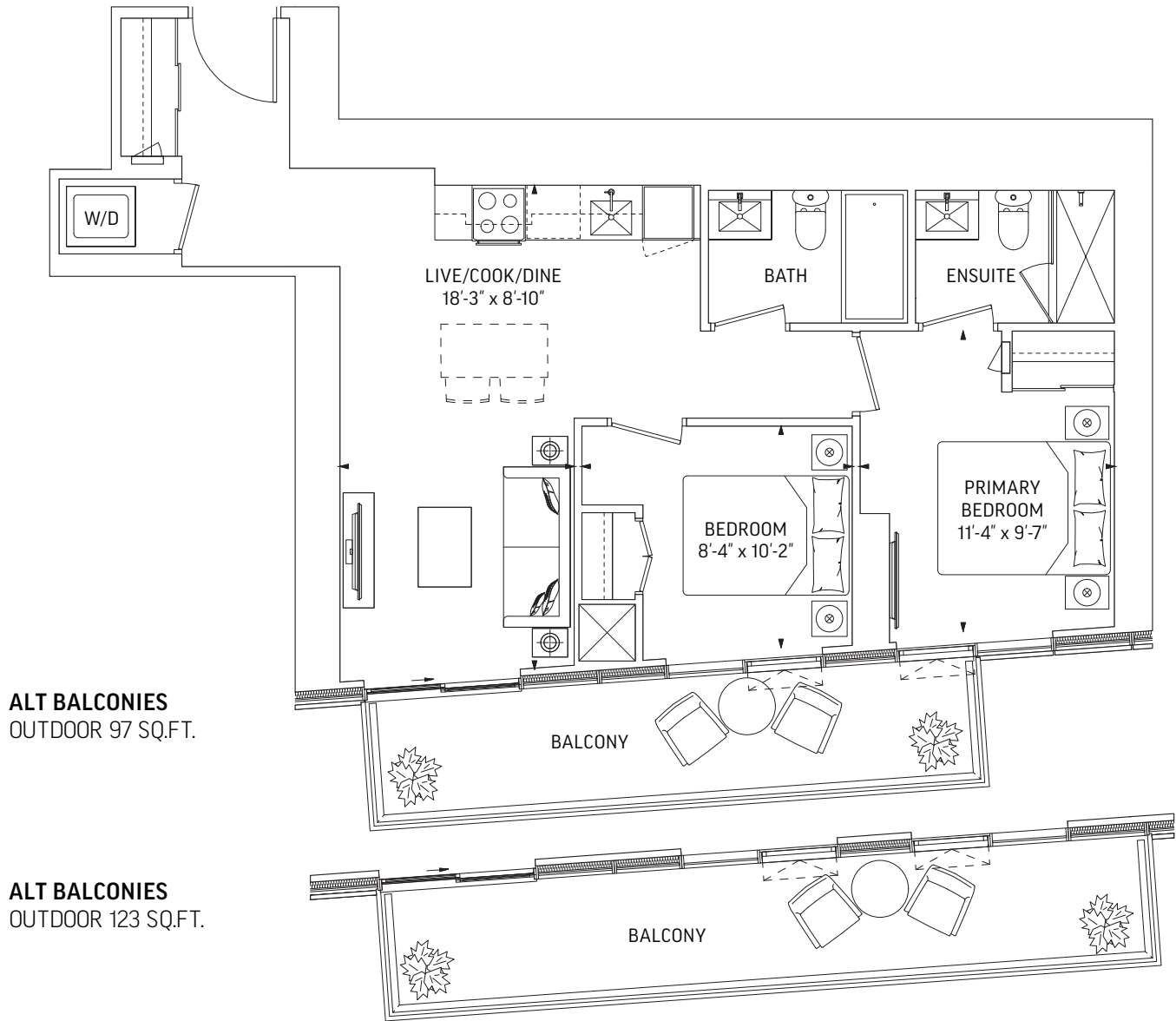


LEVEL 32-59



# Q737 • 2 BEDROOM

737 SQ.FT. OUTDOOR 123 SQ.FT.  
TOTAL 860 SQ.FT.

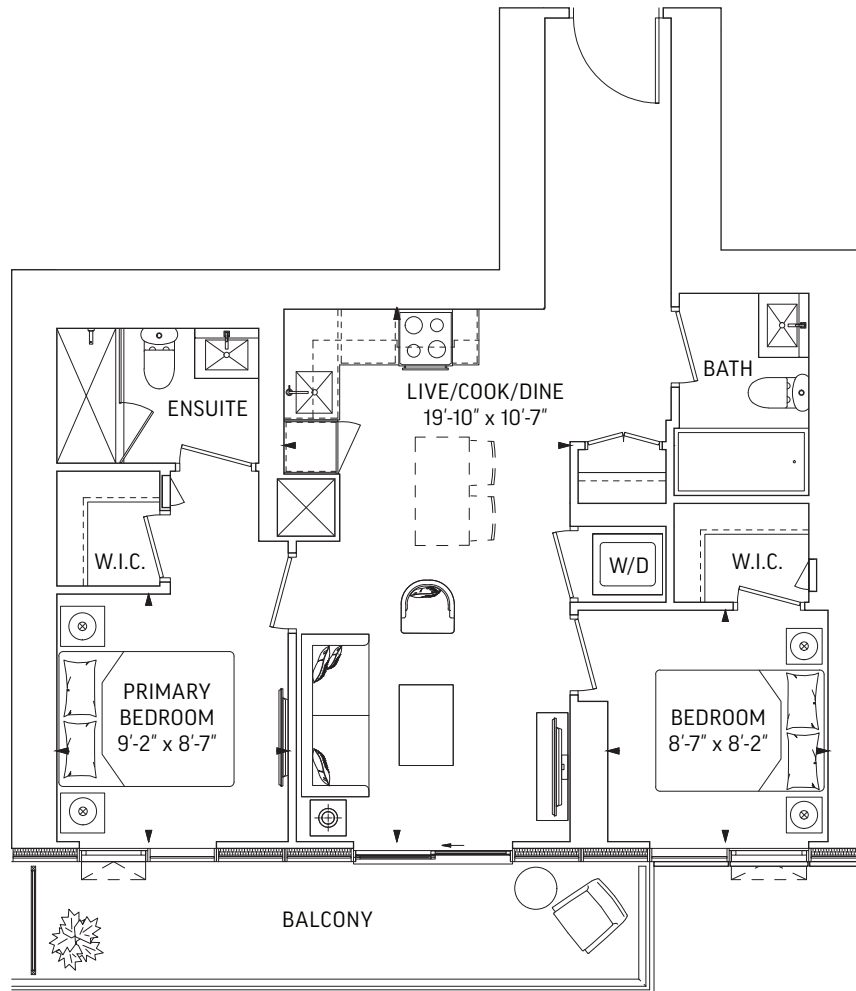


LEVEL 32-59

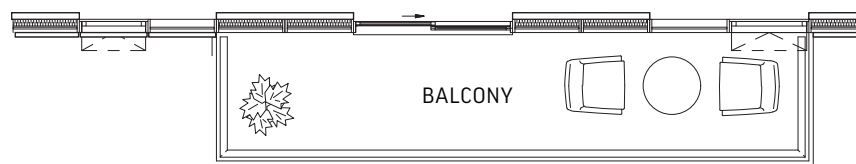


# Q756 • 2 BEDROOM

756 SQ.FT. OUTDOOR 98 SQ.FT.  
TOTAL 854 SQ.FT.



**ALT BALCONIES**  
OUTDOOR 98 SQ.FT.



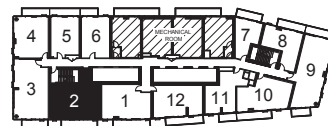
**ALT BALCONIES**  
OUTDOOR 92 SQ.FT.



LEVEL 7-25



LEVEL 26-29, 31

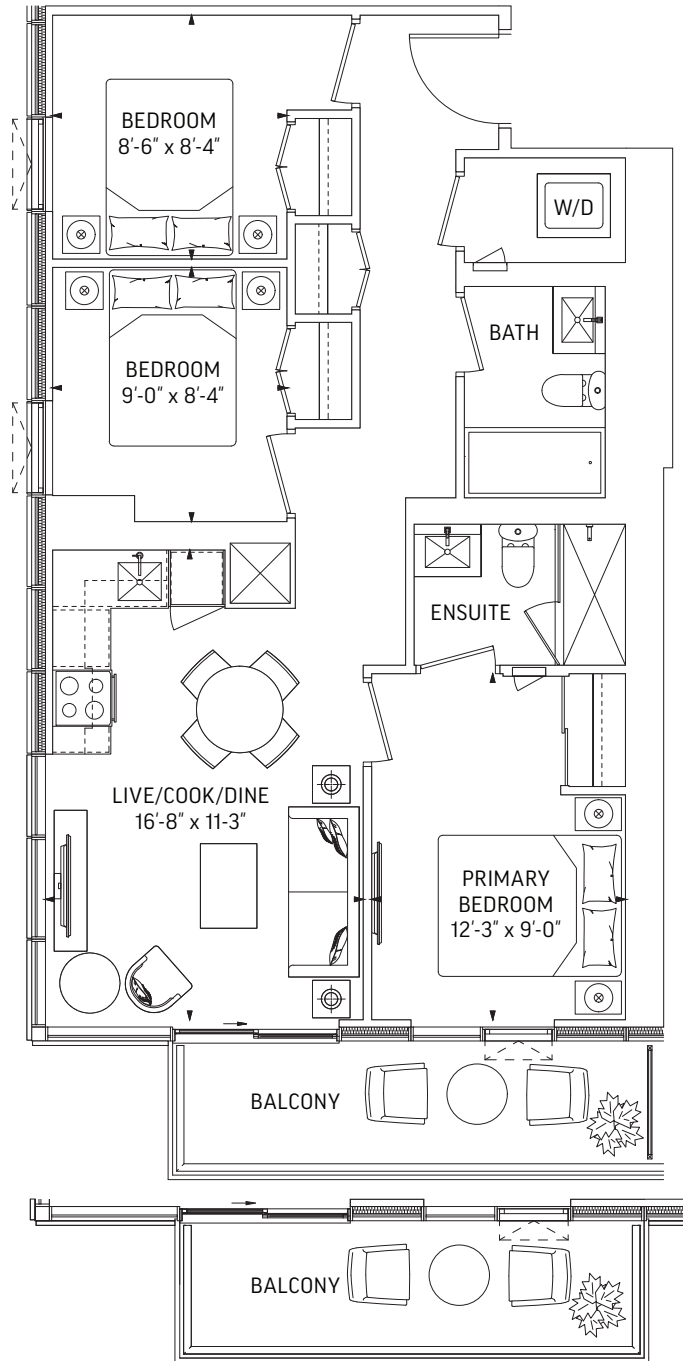


LEVEL 30



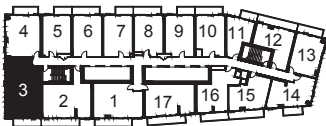
# Q788 • 3 BEDROOM

788 SQ.FT. OUTDOOR 72 SQ.FT.  
TOTAL 860 SQ.FT.

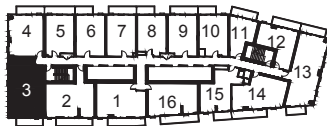


**ALT BALCONIES**  
OUTDOOR 72 SQ.FT.

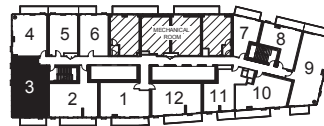
**ALT BALCONIES**  
OUTDOOR 67 SQ.FT.



LEVEL 7-25



LEVEL 26-29, 31



LEVEL 30

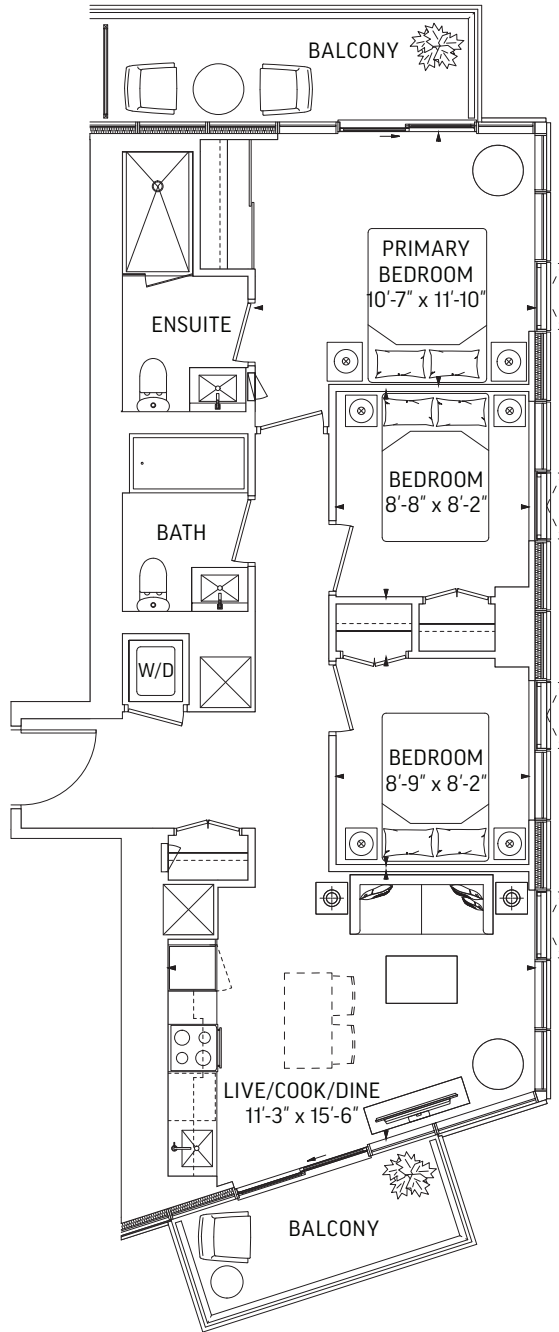


LEVEL 32-59

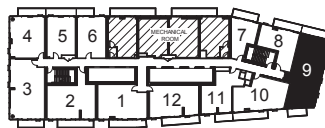


# Q825 • 3 BEDROOM

825 SQ.FT. OUTDOOR 67 SQ.FT. + 48 SQ.FT.  
**TOTAL 940 SQ.FT.**



LEVEL 26-29, 31



LEVEL 30



LEVEL 32-54

