2025 LIMITED TIME INCENTIVES

BROKER PACKAGE

Lifetime DEVELOPMENTS

DiamondCorp

AUSTIN BIRCH

EXCLUSIVE INCENTIVES

COMMISSION + BONUS BY SUITE TYPE | AGENTS EARN:

- **$100K** ON STUDIO SUITES
- **$130K** ON 1 BR SUITES
- **$120K** ON 1BR+DEN SUITES
- **$150K** ON 2BR & 2BR+DEN SUITES

- **$5K** marketing spend reimbursement for every firm deal*

- **$30K–$40K** DISCOUNT CREDIT ON CLOSING (ON FEATURE SUITES ONLY)*
- **$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
5% due 90 days prior to Occupancy
5% on Occupancy

ACCESS BROKER PORTAL BELOW

*All incentives, prices, sizes and specifications are subject to change without notice. Please speak to a sales representative for details. E. & O. E. January 2025.

EXCLUSIVE PRICE LIST

STUDIO, ONE BEDROOM & ONE BEDROOM + DEN SUITES

STARTING LEVEL	TYPE	INTERIOR SQ FT	EXTERIOR	EXPOSURE	STARTING PRICE
7	STUDIO	361	BALCONY	N	$629,900
12	1 BR + D	442	BALCONY	N	$787,900
7	1 BR	448	BALCONY	N	$791,900
9	1 BR	450	BALCONY	N	$775,900
7	1 BR	458	BALCONY	NE	$795,900
13	1 BR	460	BALCONY	S	$845,900
7	1 BR	478	BALCONY	SE	$848,900
7	1 BR	482	BALCONY	NW	$871,900
7	1 BR	488	BALCONY	N	$837,900
8	1 BR	515	BALCONY	SW	$849,900
7	1 BR	522	BALCONY	S	$890,900
34	1 BR + D	532	BALCONY	N	$978,900
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

TWO BEDROOM & TWO BEDROOOM + DEN SUITES

STARTING LEVEL	TYPE	INTERIOR SQ FT	EXTERIOR	EXPOSURE	STARTING PRICE
32	2 BR	618	BALCONY	SE	$1,166,900
5	2 BR	647	BALCONY	N	$955,900
5	2 BR	649	BALCONY	N	$960,900
11	2 BR	651	BALCONY	S	$1,114,900
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	700	BALCONY	SW	$1,102,900
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

ESTIMATED OCCUPANCY
2029

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

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 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.

TOWER

January 30th, 2025

Q TOWER | **MARKETING SPEND TERMS & PROCEDURE**

Dear Broker Partner,

As one of our top-selling partners, we're excited to offer you up to $5,000 marketing spend reimbursement upon securing your first firm deal with our Lunar New Year Incentive Program. Additionally, for every subsequent deal firmed you'll receive up to $5,000 marketing spend reimbursement – for a limited time only!

Before you begin, please review the following terms and procedures:

STEP 1

Select an approved advertising platform with a proven track record of high engagement for real estate sales. Please do not make any commitments until you've received approval from the Developer.

STEP 2

Submit your marketing quote for approval. Marketing efforts should only begin after the Developer's approval. All marketing reimbursements are contingent on this approval.

STEP 3

Once your marketing is complete, submit your official invoice directly to the Developer for processing. Payments will be made directly by the Developer upon receipt of your invoice(s). Additionally, when submitting the invoice, please include the proof of the ads run and performance analytics.

For approval and invoice submissions, please contact Anastasia Testani at **anastasia@lifetimedevelopments.com**.

We look forward to continuing our successful partnership!

Sincerely,

Q TOWER Sales Team