

FOR LEASE

103 — 1015 Cook Street

Ground-Floor Live / Work Unit | Fairfield, Victoria, BC

\$3,405
Monthly Gross Rent

**LIVE+
WORK**
Permitted Use · CA-92

558 SF
Leasable Area

Available
Immediately

Lease Opportunity

The largest of the ground-floor units at The Charlesworth, a turnkey storefront with private living space.

Unit 103 offers ±558 square feet of street-front space on Cook Street, paired with a private walk-out patio and a fully finished residential layout. Flexible CA-92 zoning permits both commercial and residential use, making it well suited to a personal-service operator, studio, office, or live/work tenant seeking a presence in one of Victoria's most walkable neighbourhoods.

Built to a high standard with solid cast-concrete structure, the unit is currently fitted as a boutique skin studio and shows beautifully. Secured electric-bicycle storage and on-site Modo car share round out a rare offering steps from Cook Street Village and Beacon Hill Park.



STREET-FRONT RECEPTION

Property Highlights

- ±558 SF ground-floor live/work unit
- Flexible CA-92 zoning — live + work
- Street-front frontage on Cook Street
- Private walk-out patio
- Solid cast-concrete construction
- In-suite bathroom with walk-in shower
- Secured e-bike storage + Modo car share
- Steps to Cook Street Village



WORK SPACE

Salient Details

CIVIC ADDRESS	103 — 1015 Cook Street, Victoria
LEASABLE AREA	± 558 SF
ZONING	CA-92 — Live / Work
CONSTRUCTION	Solid cast concrete
PARKING	Modo car share + e-bike storage
AVAILABILITY	Available immediately
TOTAL MONTHLY RENT	\$3,405 / month



FLOOR PLAN · UNIT 103

Bedroom, open live/work area, and walk-out patio across ±558 SF.

Plan approximate.*



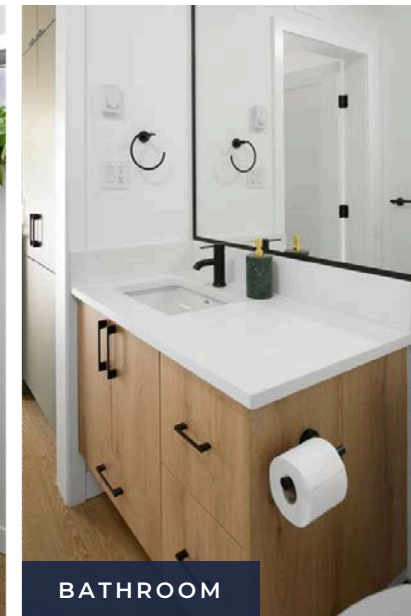
KITCHEN



STORAGE



WORKSPACE



BATHROOM

Location



92

WALK SCORE

73

TRANSIT SCORE

100

BIKE SCORE

THE CHARLESWORTH

sits in the heart of Fairfield, steps from Cook Street Village and Beacon Hill Park and minutes from Victoria's downtown core. The surrounding blocks hold an established mix of cafés, restaurants, grocers, and professional services, with strong pedestrian and cycling traffic year-round.

PERMITTED USES

Personal service, offices, artist studio, high-tech, home occupation, and the making, processing, and assembly of products on a small scale.

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