

PREMIER OPPORTUNITY
TO ACQUIRE A PIECE OF
OKLAHOMA CITY HISTORY

NATIONAL REGISTER OF
HISTORIC PLACES



The Walcourt Office Building

141 NE 13TH ST, OKLAHOMA CITY, OKLAHOMA

INVESTMENT SALE PRICE: \$3,550,000

9,423 ±SF

CBRE

INVESTMENT HIGHLIGHTS



High quality, Class A asset
with stable tenancy



Award-winning
historical adaptation



Superior Visibility



Live/Work/Play location proximate to OU Health
Center & Midtown Entertainment

THE WALCOURT

141 NE 13th St, Oklahoma
City, Oklahoma 73104
ADDRESS

9,423 SF
COMMERCIAL RENTABLE AREA

100% Leased
OCCUPANCY

Contact Broker
NET OPERATING INCOME

2
STORIES

29,078 SF
SITE AREA

1910
YEAR BUILT

2021
YEAR RENOVATED



2026 Transformation Award



**Urban Land
Institute**

2022 Best Boutique Development



National Register of Historic Places

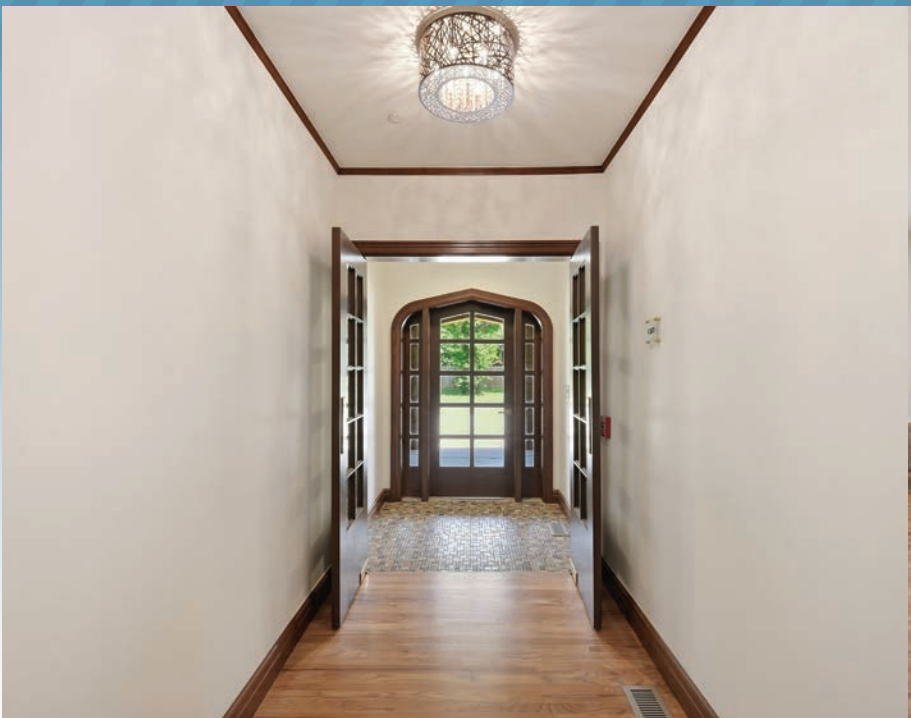
The Offering

CBRE, as exclusive advisor, is pleased to present The Walcourt, an exceptional Midtown adaptive reuse office building. Positioned at I-235 & 13th St, the Property boasts superior walkability to numerous Midtown options.

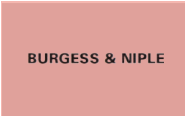


Property Highlights

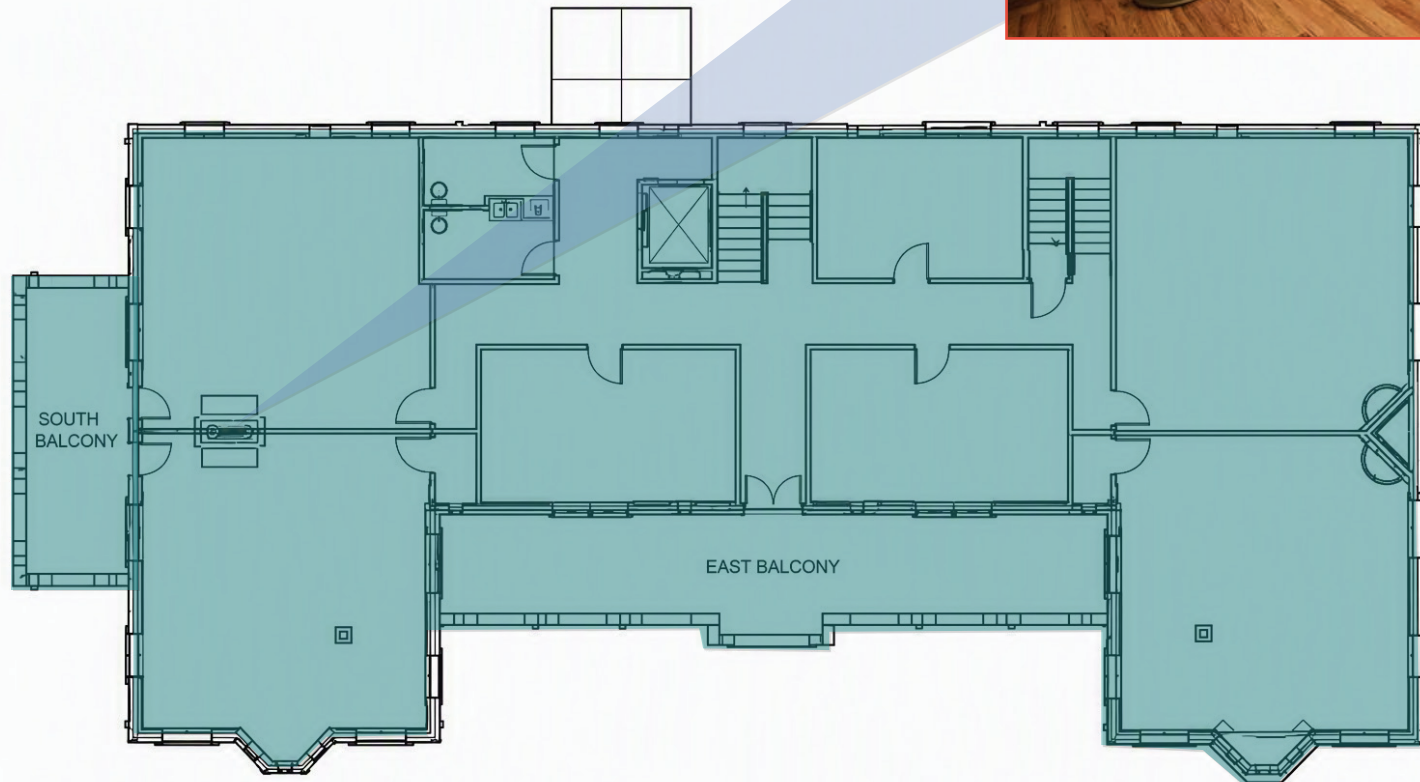
- *Generous on-site surface parking; 4:1,000 SF*
- *The Walcourt offers an historic presence with convenient access*
- *Located at NE 13th St & Walnut Ave in Oklahoma City's Midtown district*
- *Ease of access to I-235*
- *Close proximity to OU Medical Center, Downtown and State Capitol*
- *Walkable to Automobile Alley, shops, entertainment and dining*
- *Recent renovations preserve the property's rich history*



FLOOR PLAN FIRST FLOOR



FLOOR PLAN SECOND FLOOR





THE WALCOURT

OFFICE BUILDING

TENANCY

FINANCIAL INFO UPON REQUEST



Tenant	Cornerstone Government Affairs
Public/Private	Private
Occupied SF	4,689 SF
% of Building NRA	50%

Cornerstone Government Affairs is a privately held, employee-owned consulting firm providing government relations, public affairs, and strategic advisory services nationwide. With offices across 15 states and Washington, D.C., the firm delivers bipartisan expertise and policy insights to public, private, and nonprofit clients.



THORBERG
COLLECTORATE

Tenant	Thorberg Collectorate
Public/Private	Private
Occupied SF	2,400 SF
% of Building NRA	25.47%

Founded in 2021, **Thorberg Collectorate** is a private equity firm focused on lower-middle-market credit opportunities in America's heartland. Its leadership team has managed more than \$1 billion in alternative assets and brings expertise in investment management, economic analysis, and risk mitigation. Thorberg serves institutional, corporate, and family office clients through a disciplined, relationship-focused approach.

BURGESS & NIPLE

Tenant	Burgess & Niple
Public/Private	Private
Occupied SF	1,550 SF
% of Building NRA	33.06%

Founded in 1912, **Burgess & Niple (B&N)** is a privately held engineering and architecture firm delivering infrastructure solutions across transportation, water, environmental, and land development markets. With offices nationwide, the firm partners with public and private clients to design sustainable projects that enhance communities and quality of life.

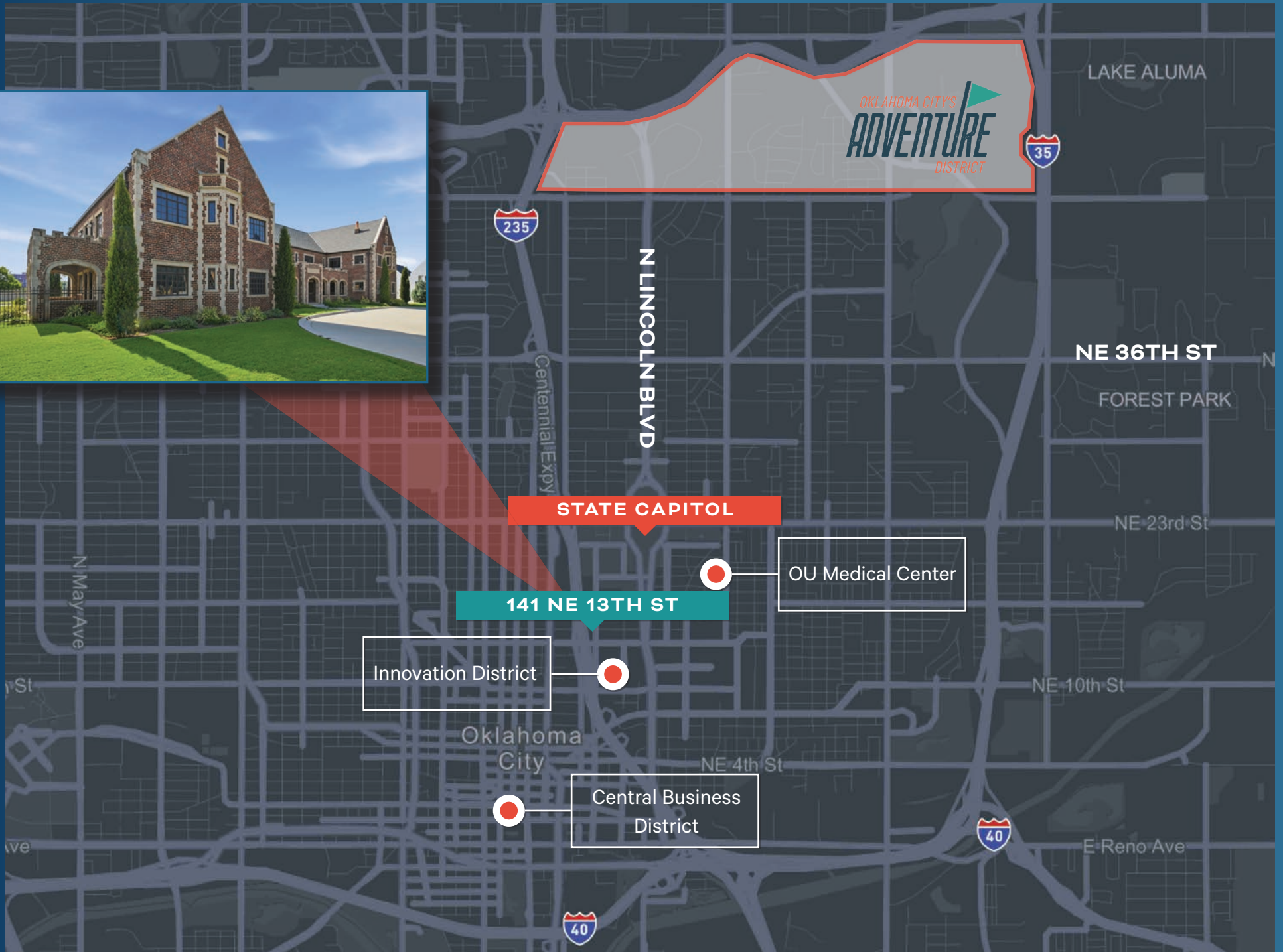
*Sublease to Criterion Legal

Criterion Legal is a litigation-focused law firm providing legal services across civil injury and property damage claims, contract disputes, probate and estate matters, family law, employment-related claims, and other civil litigation matters.



Tenant	DAE Aesthetics
Public/Private	Private
Occupied SF	299 SF
% of Building NRA	6.38%

DAE Aesthetics is a skincare studio in Oklahoma City specializing in corrective and preventative skin treatments. Founded by licensed esthetician Dae Hardaker, the practice takes a results-driven, holistic approach that combines advanced skincare treatments with education and personalized care. The studio focuses on helping clients achieve healthy, balanced skin through customized treatment plans and science-based skincare solutions.





The Walcourt Office Building

141 NE 13TH ST, OKLAHOMA CITY, OKLAHOMA

ASKING PRICE: \$3,550,000

9,423 ±SF

Exclusive Advisors

Amy Dunn

First Vice President

405 209 3656

amy.dunn@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE