



BUYERS | SELLERS | BROKERS

REAL ESTATE OFFERING / BANKRUPTCY SALE

RETAIL CENTER & CORPORATE OFFICE BUILDING

WESTOVER, WEST VIRGINIA

Two Newly Built & Well-Leased Buildings in West Ridge Commons



BANKRUPTCY SALE: BIDS DUE JULY 6, 2026



NDA REQUIRED FOR DATA ROOM ACCESS

RETAIL CENTER HIGHLIGHTS

16-96 Colliers Crossing, Westover, WV

- Six-store, 136,865± SF shopping center
- 100% leased to national tenants consisting of: Kohl's (on ground lease), Home Goods, Shoe Carnival, PetSmart, Burlington & Ross
- \$1,653,143 annual rent

OFFICE BUILDING HIGHLIGHTS

3000 Swiss Pine Way, Westover, WV

- 43,287± SF, Class A office building, constructed in 2019
- Jackson Kelly law firm in second year of 15-year lease
- \$633,404.60 annual rent
- Situated within 1,000± AC West Ridge Development
- Excellent I-79 visibility & accessibility



SALE DETAILS

U.S. Bankruptcy Court, District of Northern West Virginia, Petition No. 25-bk-00451 | In re: West Ridge, Inc., et al.

Hilco Global and Onyx Asset Advisors present the opportunity to acquire newer Class A office and retail assets within the 1,000± AC West Ridge Development, a regional commercial destination featuring major retailers including: Academy Sports, Bass Pro Shop, FedEx, Menards, Dave & Busters, Dunkin', Panera, Texas Roadhouse and more.

The office building, constructed in 2019, totals 43,287± SF and is anchored by national law firm Jackson Kelly. The retail center, built in 2022, is 100% leased and anchored by a Kohl's with an in-store Sephora and features other national chains.

These properties benefit from proximity to West Virginia University, the region's largest employer, and direct access to I-79, providing strong visibility and regional connectivity. With strong commercial and retail neighbors, West Ridge Commons will continue to drive demand and bring attention to office and retail center alike.

PROPERTY INFORMATION

OFFICE BUILDING

	Building Size	43,263± SF
	Year Built	2019
	Parking Spaces	120
	Parcel Size	2.68± AC
	Taxes ID#	0001.0000
	Taxes (2025)	\$106,939.58

Retail Center

Office Building

RETAIL CENTER

	Building Size	139,896± SF
	Retail Condos	5
	Year Built	2022
	Parcel Size	9.42±AC
	Taxes ID#	31-19-18-0002.0000
	Taxes (2025)	\$53,706.88



RETAIL CENTER TENANT MIX

Tenant	Lease Commencement	SF Occupied	Annual Rent	\$/SF	Initial Term
HomeGoods	22-Mar	22,000	\$264,000	\$12.00	10 years
Ross	22-Mar	21,967	\$263,604	\$12.00	10 years
Burlington	22-Feb	30,118	\$320,757	\$10.65	10 years
Shoe Carnival	22-Mar	11,180	\$184,470	\$16.50	10 years
PetSmart	23-Jan	15,291	\$282,884	\$18.50	10 years
Kohls*	22-Nov	36,309	\$337,428	\$9.29	10 years
LEASE		136,865	\$1,653,143		

* On Ground



LOCAL INFORMATION

Located along the I-79 corridor near Morgantown, Granville and Westover, the properties benefit from strong visibility, easy access and steady traffic from one of West Virginia's busiest commercial areas. Nearby destinations, including University Town Centre and The Gateway, help drive consistent consumer activity throughout the corridor.

Anchored by West Virginia University, the Morgantown market benefits from a youthful and highly active consumer base, strong educational attainment and steady year-round traffic from students, healthcare professionals and regional residents. The broader Morgantown metro reports median household incomes exceeding \$64,000, supporting continued retail, dining and entertainment demand throughout the corridor.

With a mix of students, healthcare professionals, residents and visitors fueling year-round demand, the property is well positioned within a growing retail and commercial market.

SALE INFORMATION

BID DEADLINE

July 6 by 5:00 p.m. (ET)

ON-SITE INSPECTIONS

By Appointment Only

NDA REQUIRED FOR DATA ROOM ACCESS

A Virtual Data Room has been assembled and contains important property documents. To gain access to these documents, interested parties will need to execute the [NDA HERE](#).

BID SUBMISSION

All bids should be submitted on the approved Purchase & Sale Agreement available upon NDA execution. Bids may be submitted by 5:00 p.m. (ET) on July 6, 2026 to:

kotus@thinkonyx.com

CONTACT INFORMATION



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Subject to approval by U.S. Bankruptcy Court, District of Northern West Virginia, Petition No. 25-bk-00451 | In re: West Ridge, Inc., et al. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Hilco Global.

Full Sale Details at: www.thinkONYX.com