



BID DEADLINE JULY 6

Corporate Office Building & Retail Center Near WVU

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

Corporate Office: 3000 Swiss Pine Way, Westover, WV
Retail Center: 16-96 Colliers Crossing, Westover, WV



HIGHLIGHTS (RETAIL CENTER)

- 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

HIGHLIGHTS (OFFICE BUILDING)

- 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

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.



Retail Center




Office Building

855.755.2300
HilcoRealEstateSales.com



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

RETAIL CENTER

| | | |
|--------------------------------------------------------------------------------------|----------------------|--------------------|
|  | Building Size | 139,896± SF |
|  | Retail Condos | 6 |
|  | 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 |
| Totals | | 136,865 | \$1,653,143 | | |

*On Ground Lease



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 Retail: 16-96 Colliers Crossing, Westover, WV

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 PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

BID DEADLINE

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

BID SUBMISSIONS

All bids should be submitted on the approved Purchase & Sale Agreement available on the Hilco Global website. Bids must be submitted to Christian Koulichkov at ckoulichkov@hilcoglobal.com and Jamie Coté at jcote@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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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.