

mvoffice.com

404

MISSION VALLEY  
CROSSROADS  
404



Jones Lang LaSalle Brokerage, Inc.  
RE license #01856260



Crossroads 404 is located in the heart of Mission Valley at the intersection of Interstate 8 and State Route 163. The project includes high-end finishes, efficient floor plates with floor to ceiling window line and flexible suite sizes. Crossroads 404 offers every office user the perfect environment in which to thrive.

**Class A exterior facade and landscape**

**Building top signage opportunity**

**High quality finishes throughout the Building**

**Available Spaces offer a blend of creativity with functional design**

**On-site coffee cart**

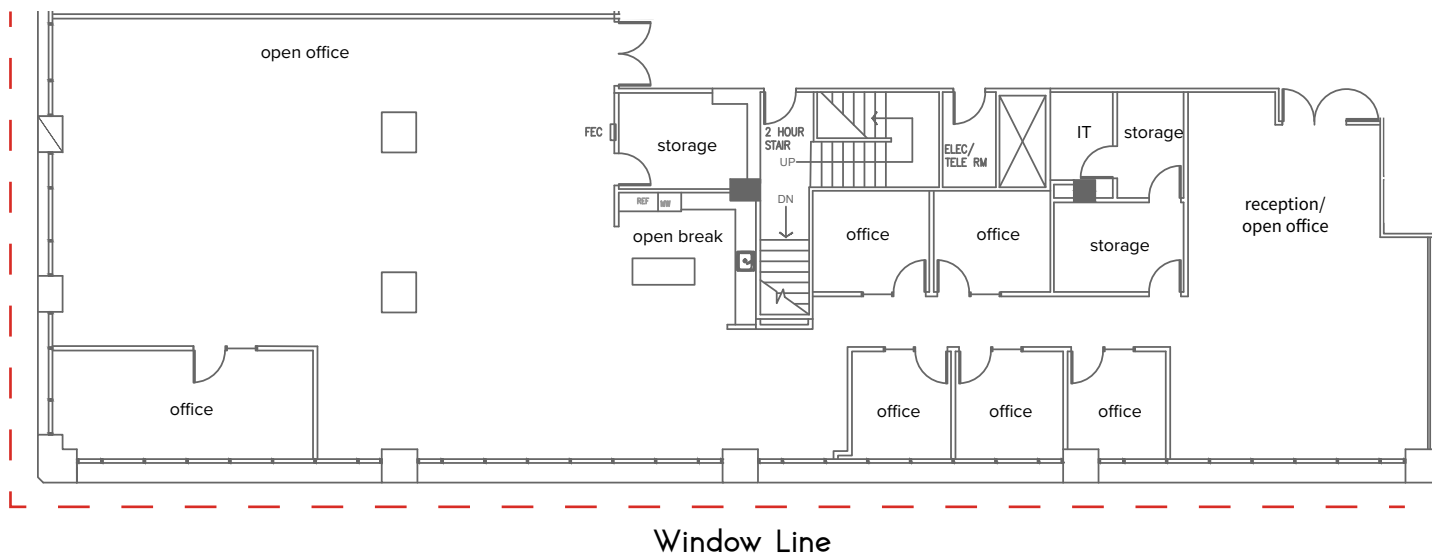


404 CAMINO DEL RIO SOUTH

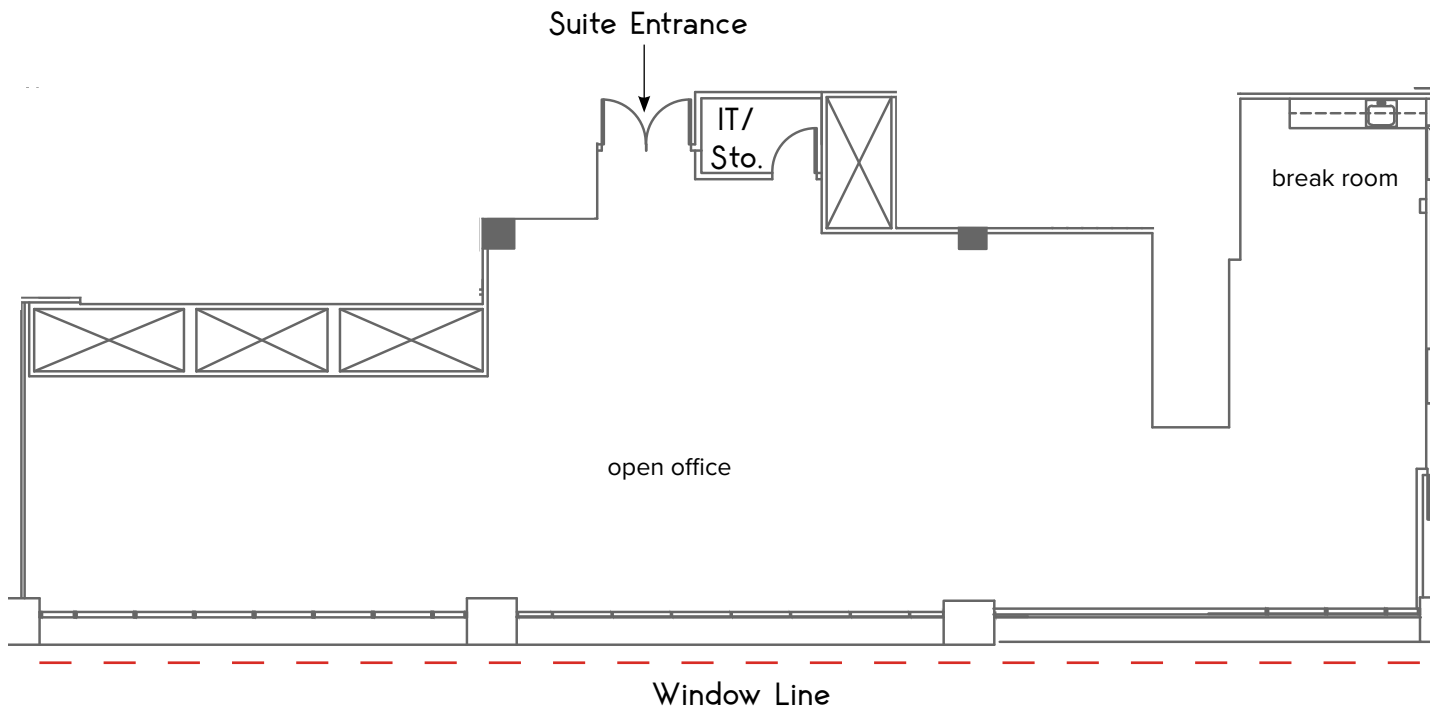
## AVAILABILITIES

Suite 200	5,084 rsf	Creative office with open ceiling and upgraded elements.
Suite 215	2,569 rsf	Open layout with open break area.
Suites 200 & 215 Combined	7,653 rsf	Suites 200 & 215 contiguous for 7,653 RSF.
Full 3rd Floor	±20,391 rsf	Full Floor with mostly open floor plan.
Suite 400	9,412 rsf	Prominent reception, conference room, 9 offices, kitchen, storage and large open area.
Suite 405	2,769 rsf	2 private offices, conference and open space.
Suites 400 & 405 Combined	12,181 rsf	Suites 400 & 405 contiguous for 12,181 RSF.
Suite 505	2,314 rsf	Reception, 4 private offices and conference room on window line, break room, work areas and IT/Storage room.
Suite 607/608	5,937 rsf	Currently shell condition.
Full 7th Floor	21,354 rsf	New to Market - Creative Penthouse Floor - 21,354 RSF - Available November 1, 2026. Views to the Pacific Ocean! Open ceiling and upgrades throughout!

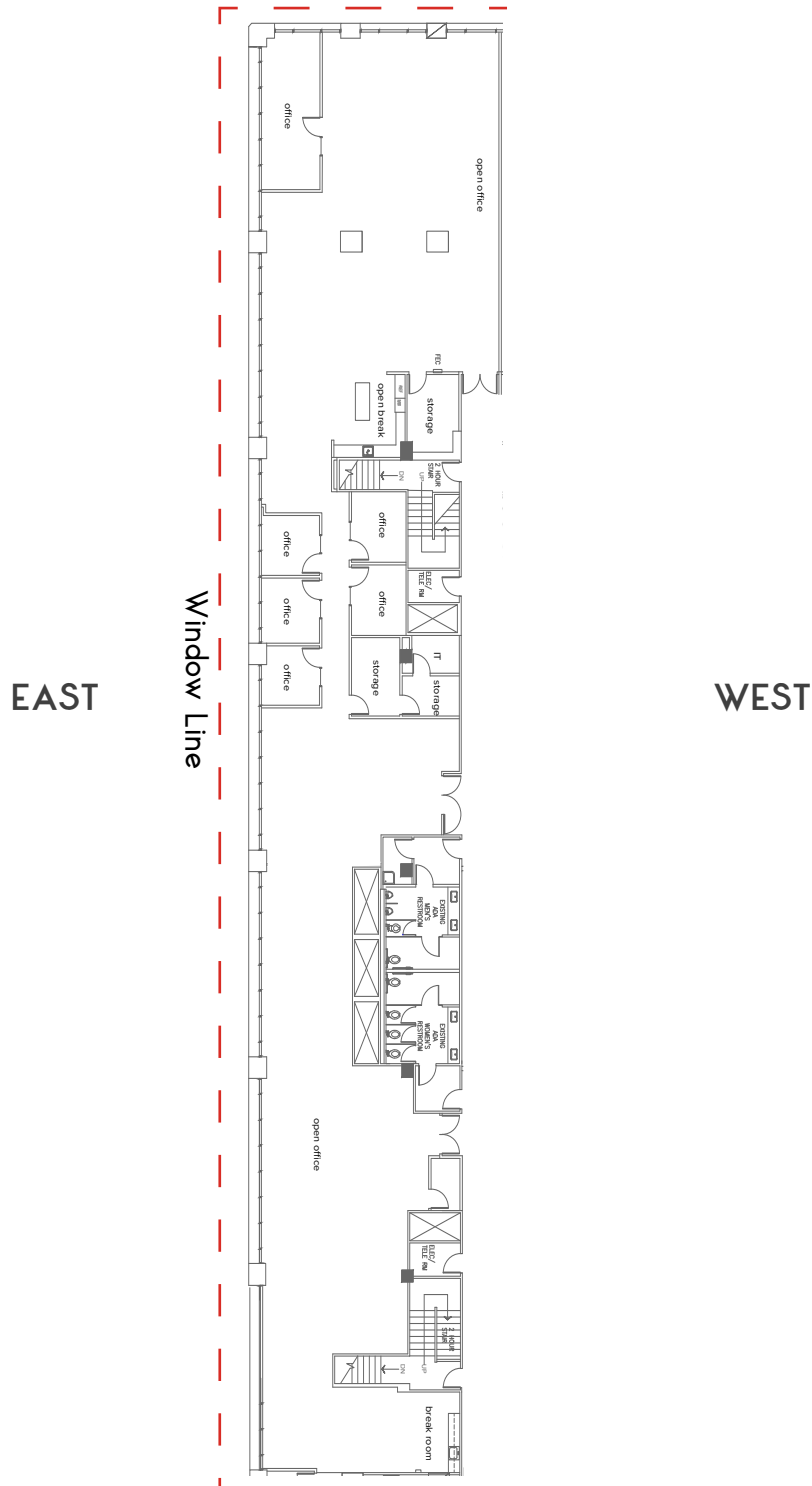
**SUITE 200 | ±5,084 RSF:** Creative office with open ceiling and upgraded elements.



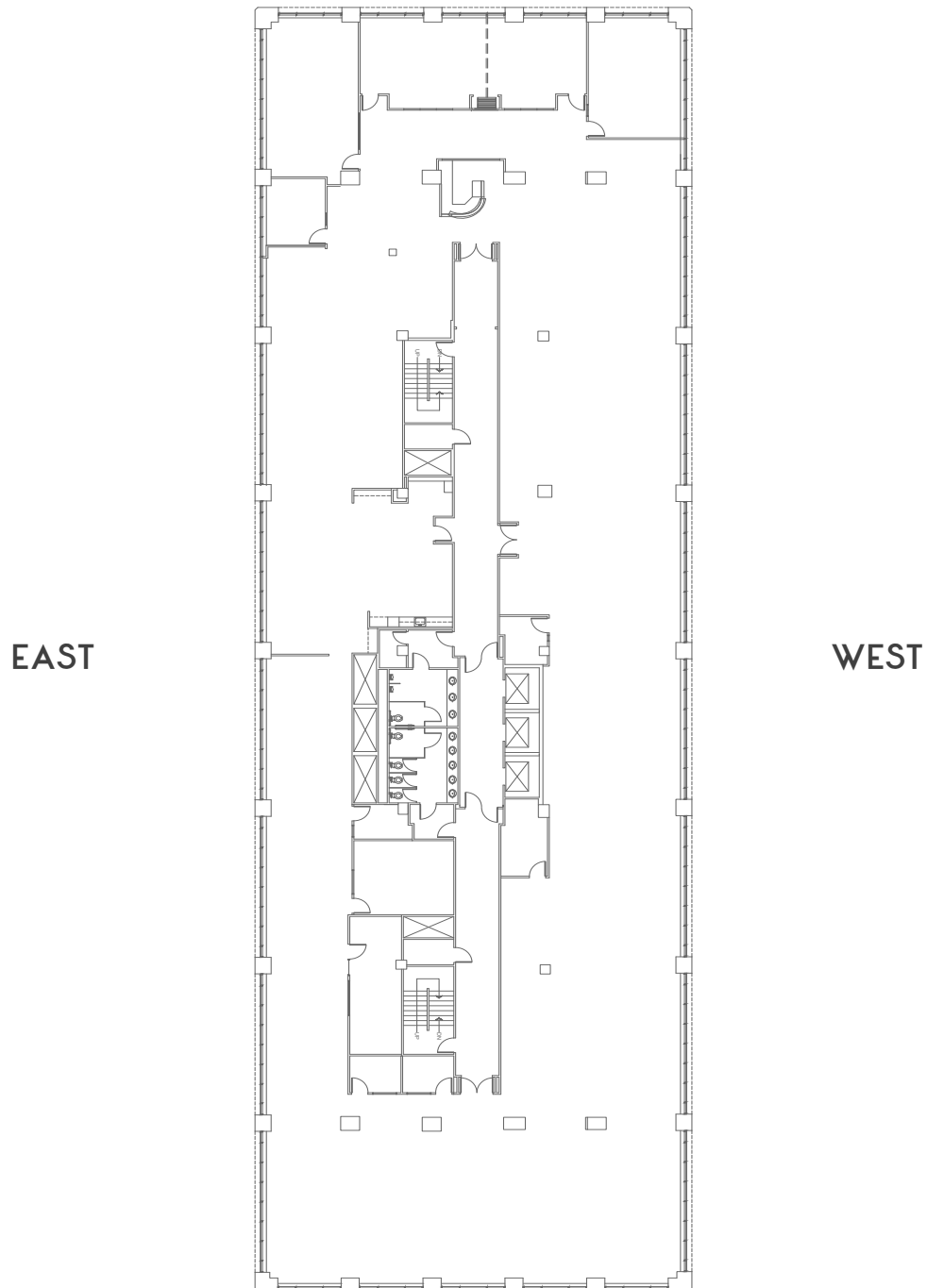
**SUITE 215 | ±2,569 RSF:** Open layout with open break area.



SUITE 200 & 215 | ±7,653 RSF

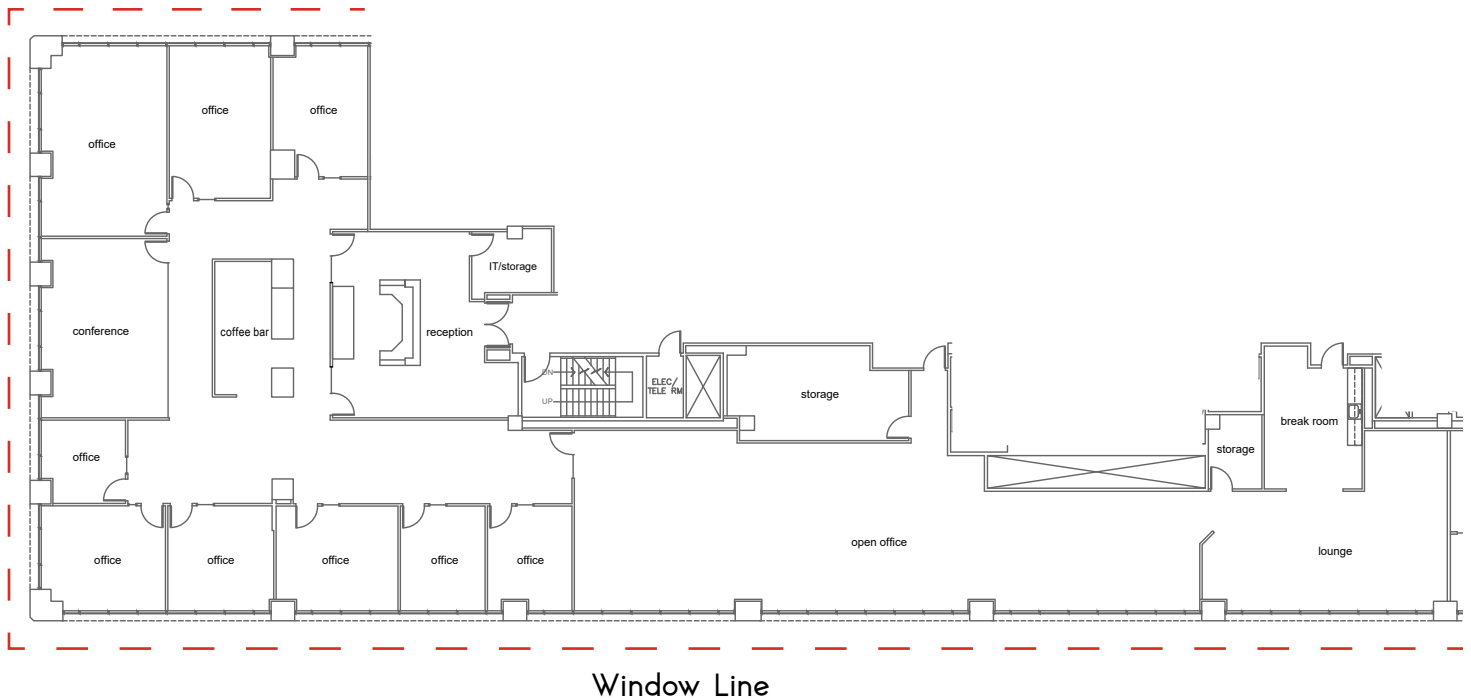


**FULL FLOOR | ±20,391 RSF:** Full Floor with mostly open floor plan. Floor can be demised.

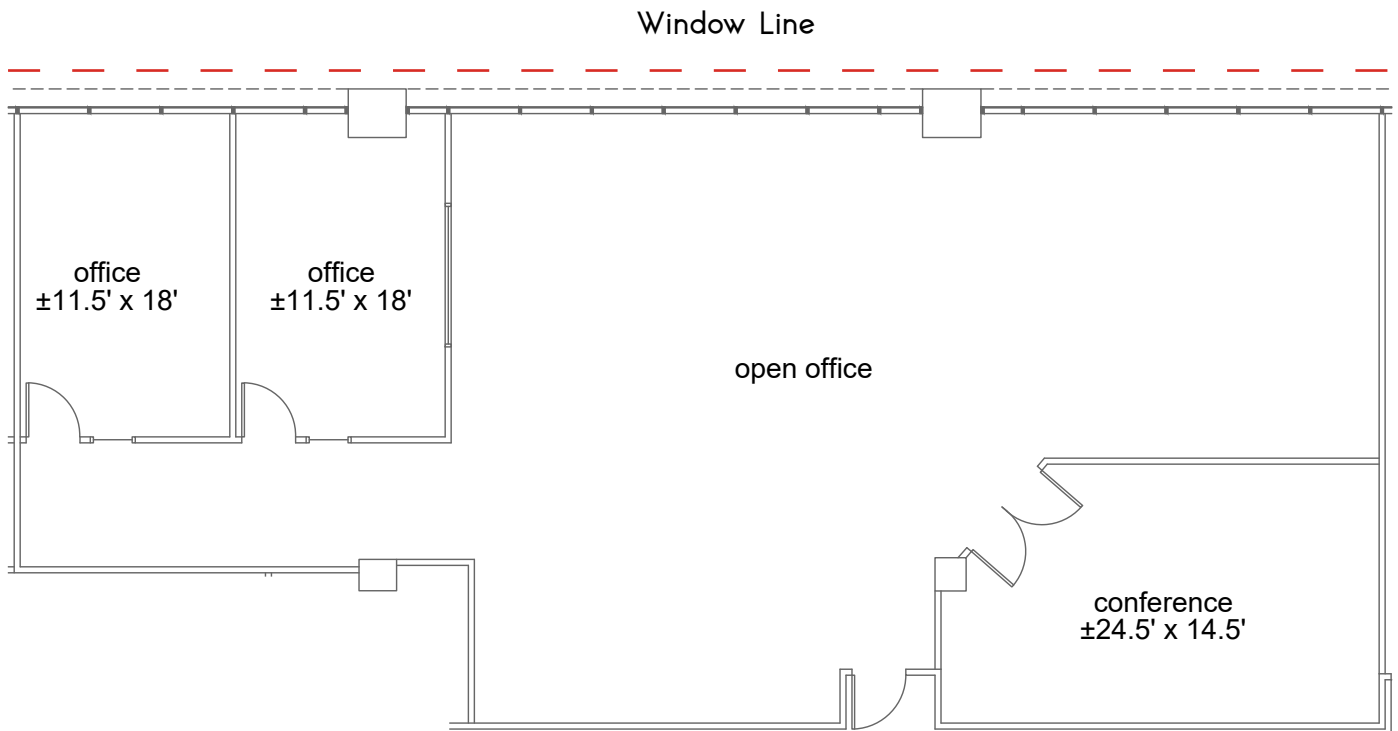




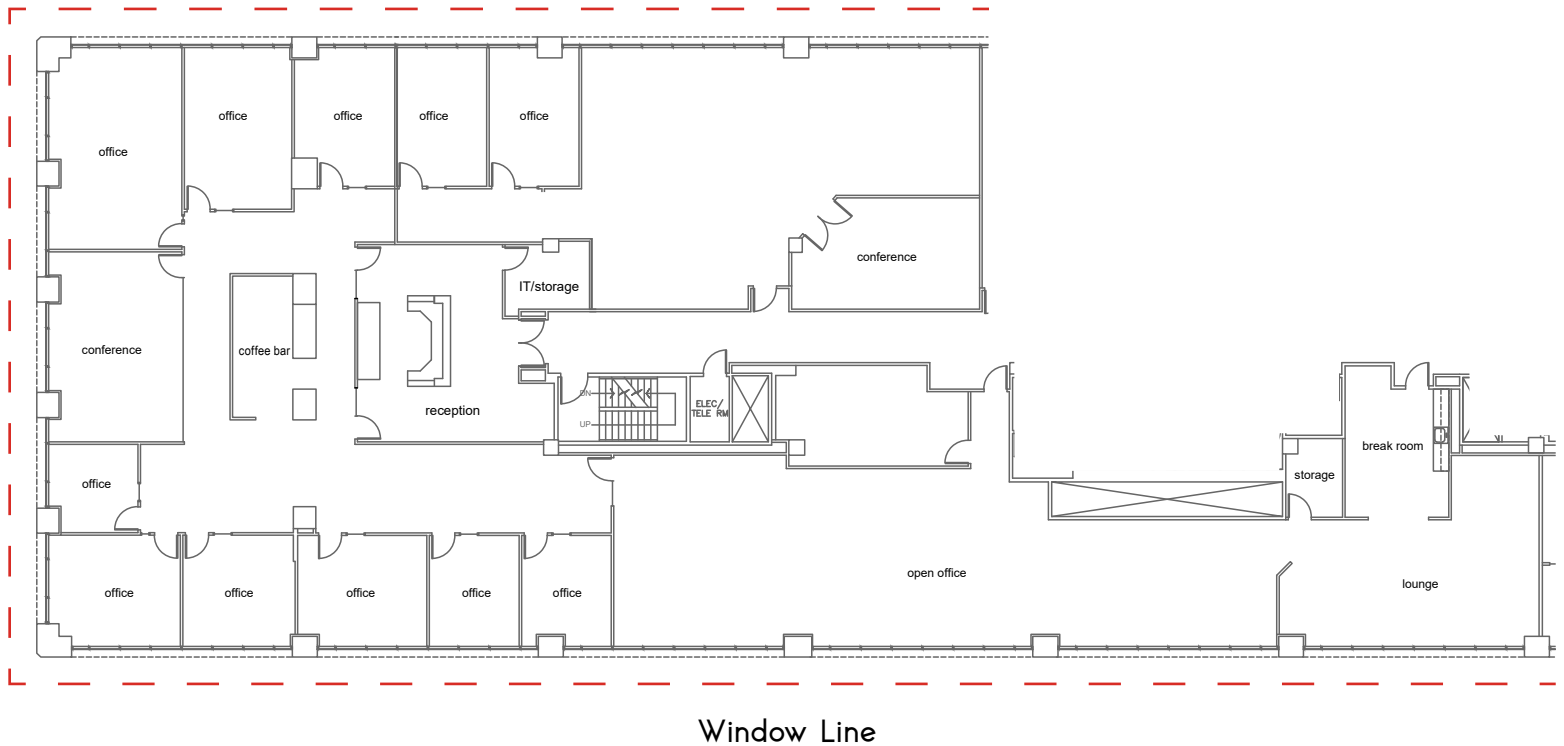
**SUITE 400 | ±9,412 RSF:** Prominent Reception, large conference room, 9 offices, large break room and lounge, open space and storage areas.



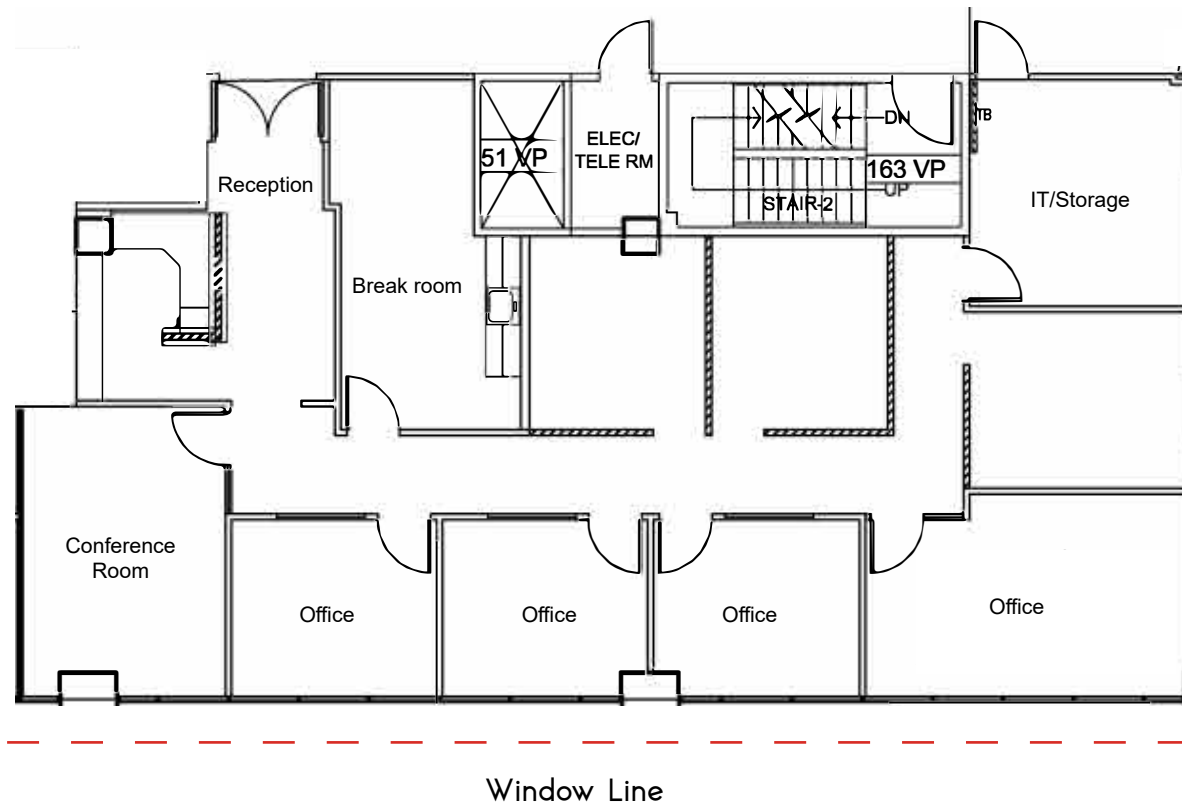
**SUITE 405 | ±2,769 RSF:** 2 private offices, conference & open space.



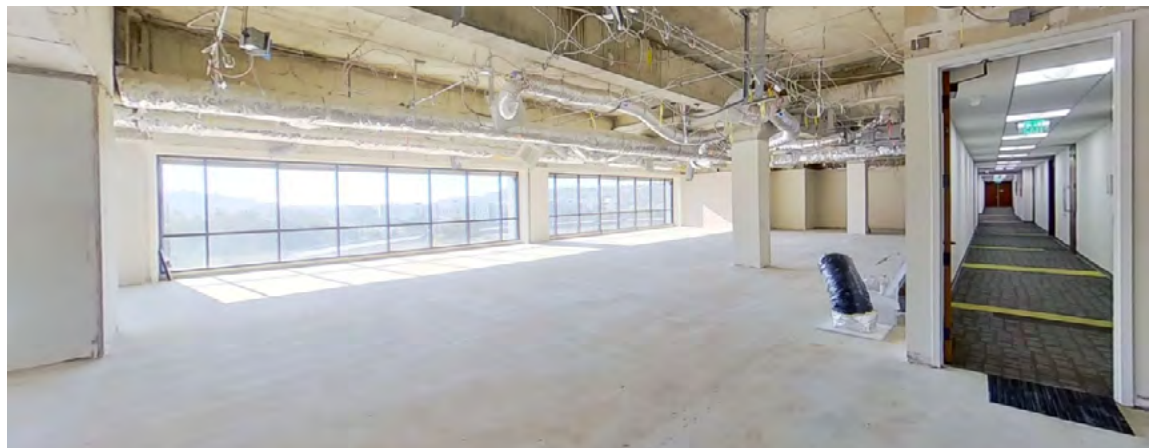
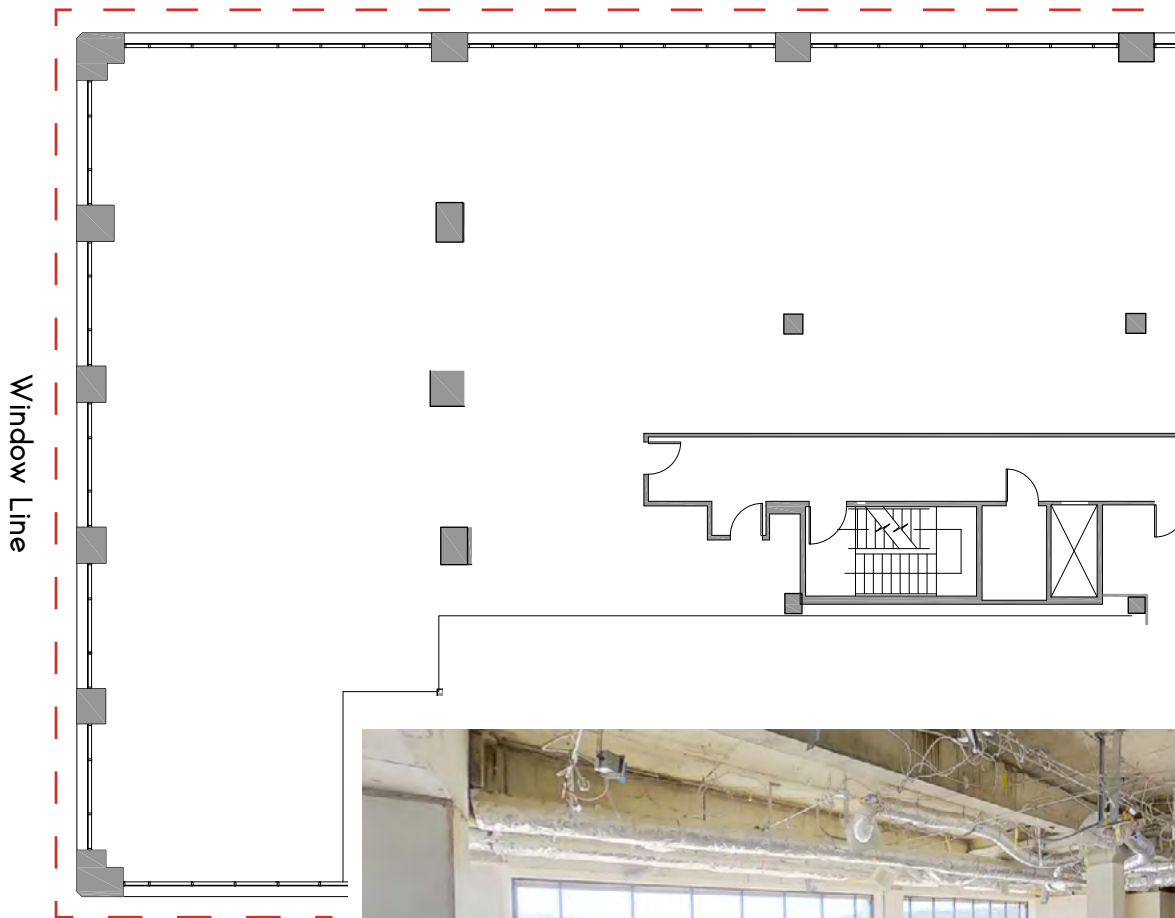
SUITE 400 & 405 | ±12,181 RSF



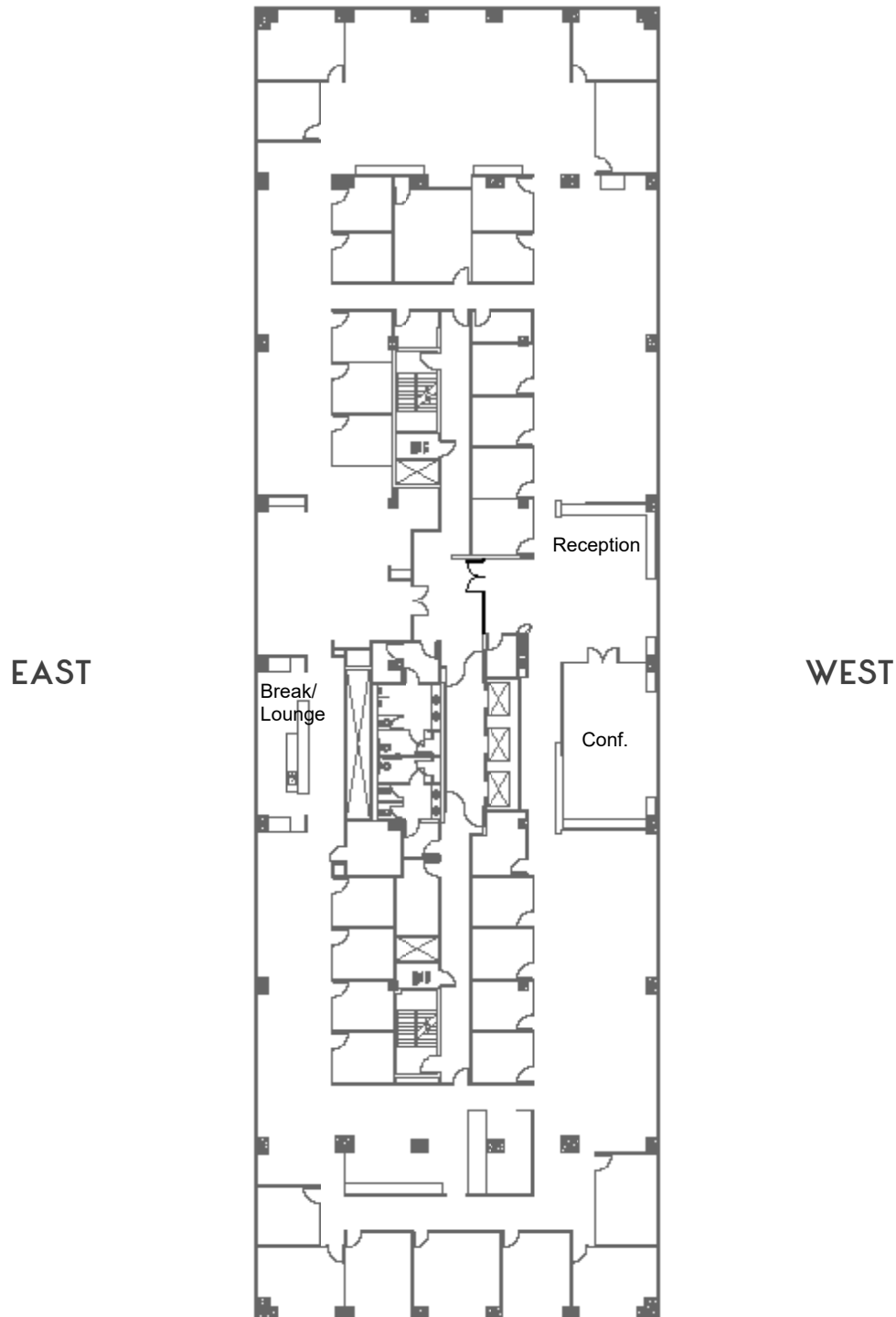
**SUITE 505 | ±2,314 RSF:** Reception, 4 private offices and conference room on window line, break room, work areas and IT/Storage room.



**SUITE 608 | ±5,937 RSF:** Currently in shell condition. Future Creative Office. Great corner suite with views to the West and South. Floor to ceiling window line. Can potentially expand to 9,745 rsf.



**FULL FLOOR | ±21,354 RSF:** Available November 1, 2026. New to Market – Creative Penthouse Floor. Views to the Pacific Ocean! Open ceiling and upgrades throughout!







Building Top Signage Available

**Building top Signage at Crossroads offers visibility to the 155,000-164,000 Annual average daily trips that take place at the intersection of Hwy-163 and Interstate 8.**

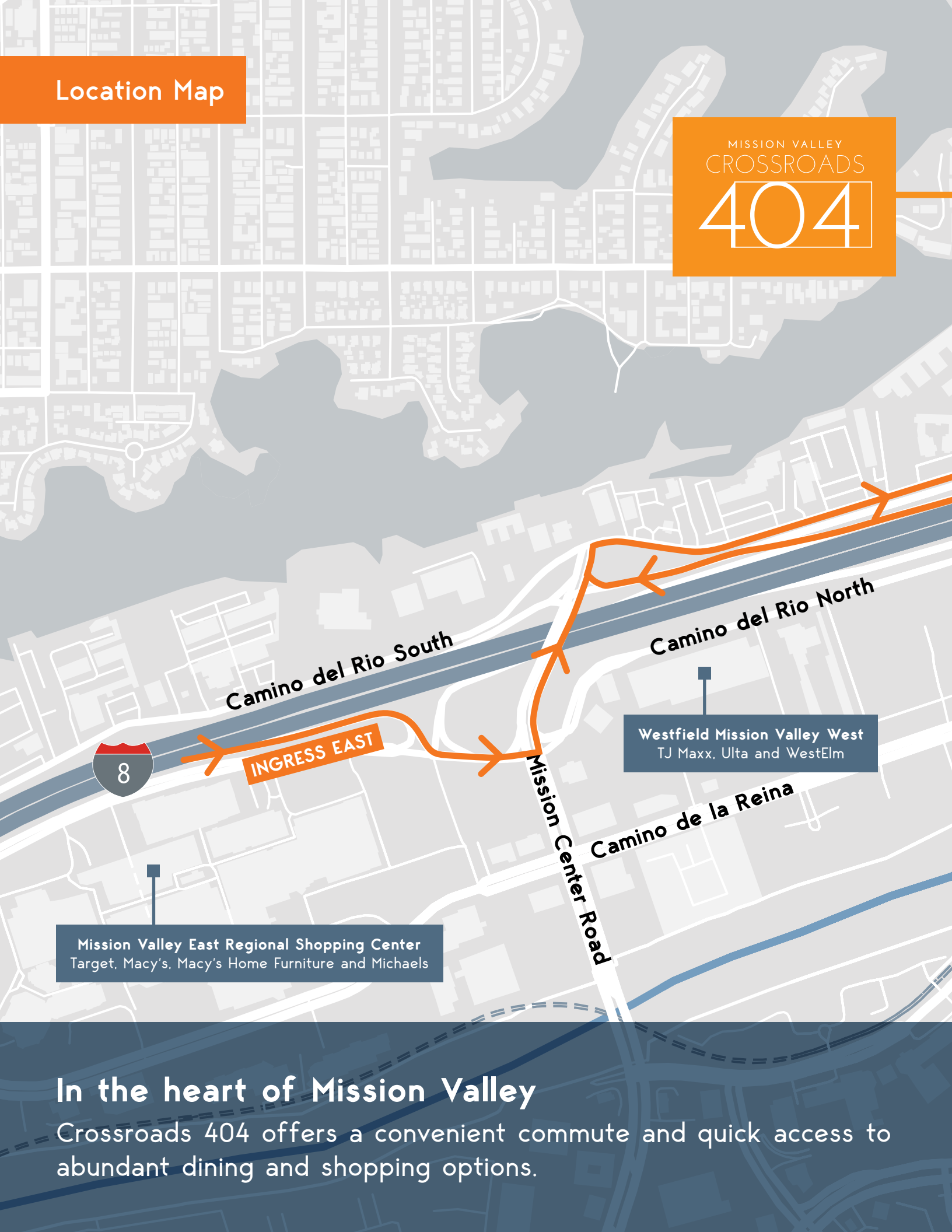
Some restrictions apply to signage availability. Contact JLL for more information.

(Source: CalTrans)



## Location Map

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Camino del Rio South

Camino del Rio North

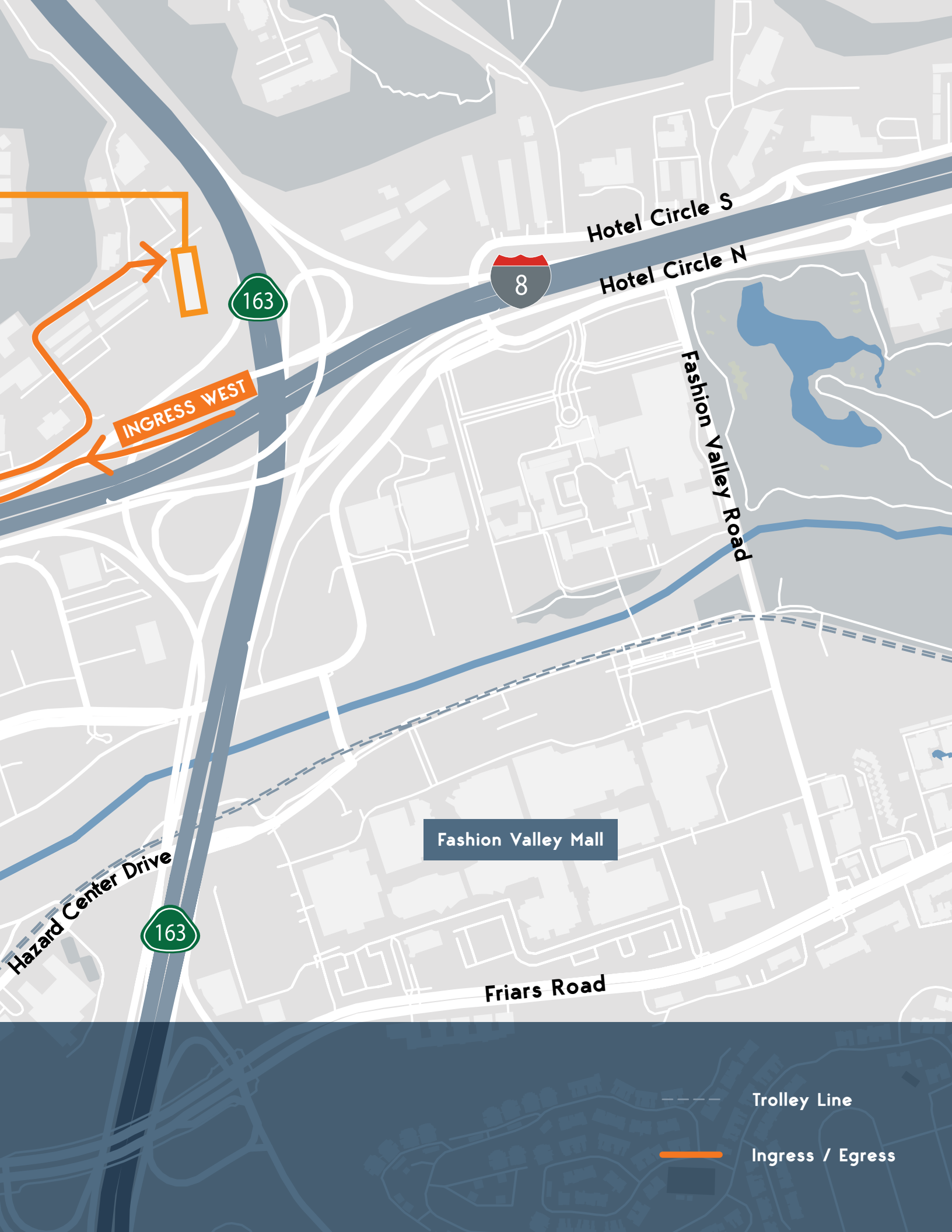
Westfield Mission Valley West  
TJ Maxx, Ulta and WestElm

Mission Valley East Regional Shopping Center  
Target, Macy's, Macy's Home Furniture and Michaels

## In the heart of Mission Valley

Crossroads 404 offers a convenient commute and quick access to abundant dining and shopping options.





Hotel Circle S

Hotel Circle N

Fashion Valley Road

Fashion Valley Mall

Friars Road

Hazard Center Drive

163

8

163

INGRESS WEST

Trolley Line

Ingress / Egress

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