

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**



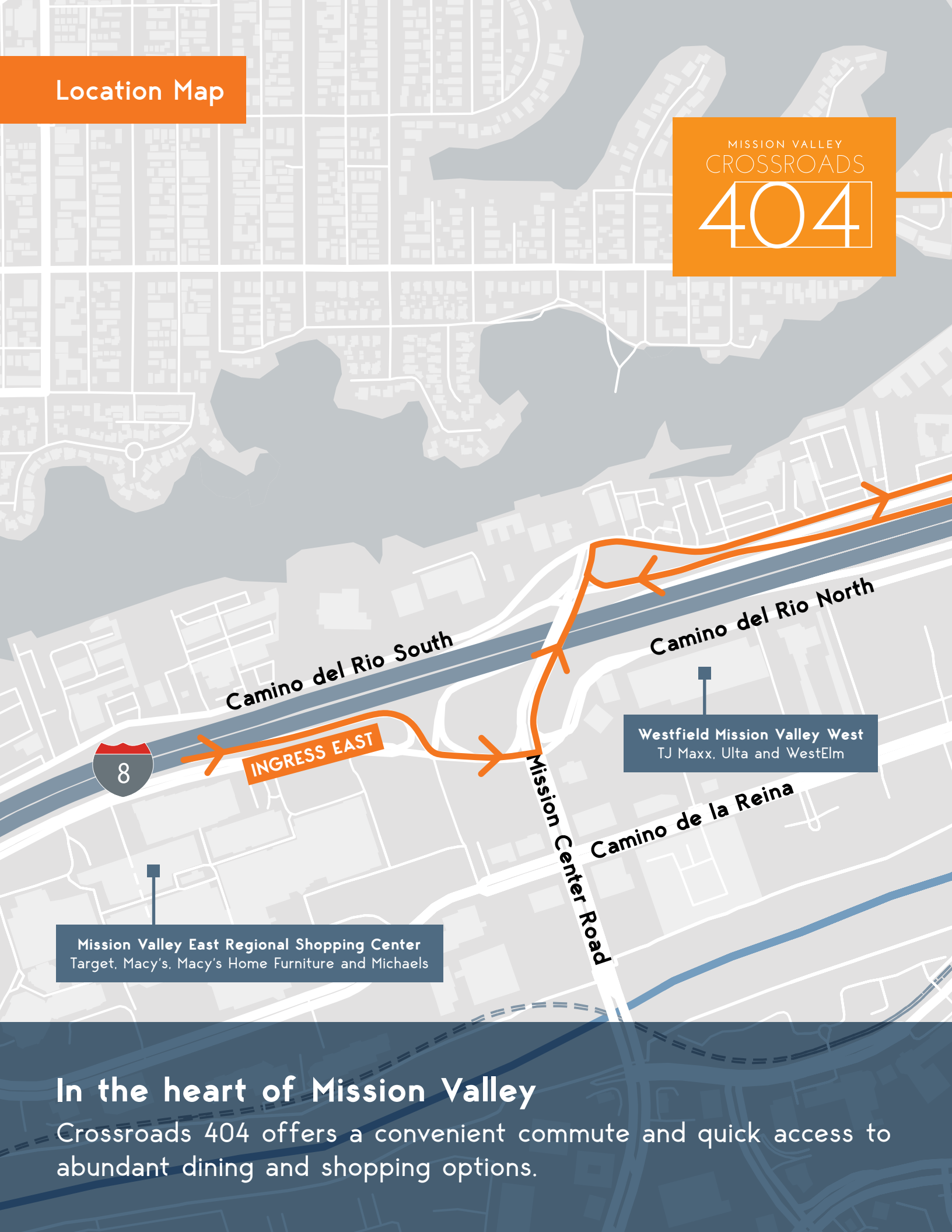
404 CAMINO DEL RIO SOUTH

## 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 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	12,181 rsf	Suites 400 & 405 contiguous for 12,181 RSF.
Suite 602	3,808 rsf	Available 5/1/2025. Prominent suite with double door entry and western views. Built out with 7 private offices, conference room, storage/work room, break room and open areas.
Suite 606	1,533 rsf	Creative layout with open kitchen and cubicle area with 2 private offices on the window.
Suite 607/608	5,937 rsf	Currently in shell condition. Future creative office spec suite coming soon.

## Location Map

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Camino del Rio South

Camino del Rio North

Westfield Mission Valley West  
TJ Maxx, Ulta and WestElm

INGRESS EAST

Mission Center Road

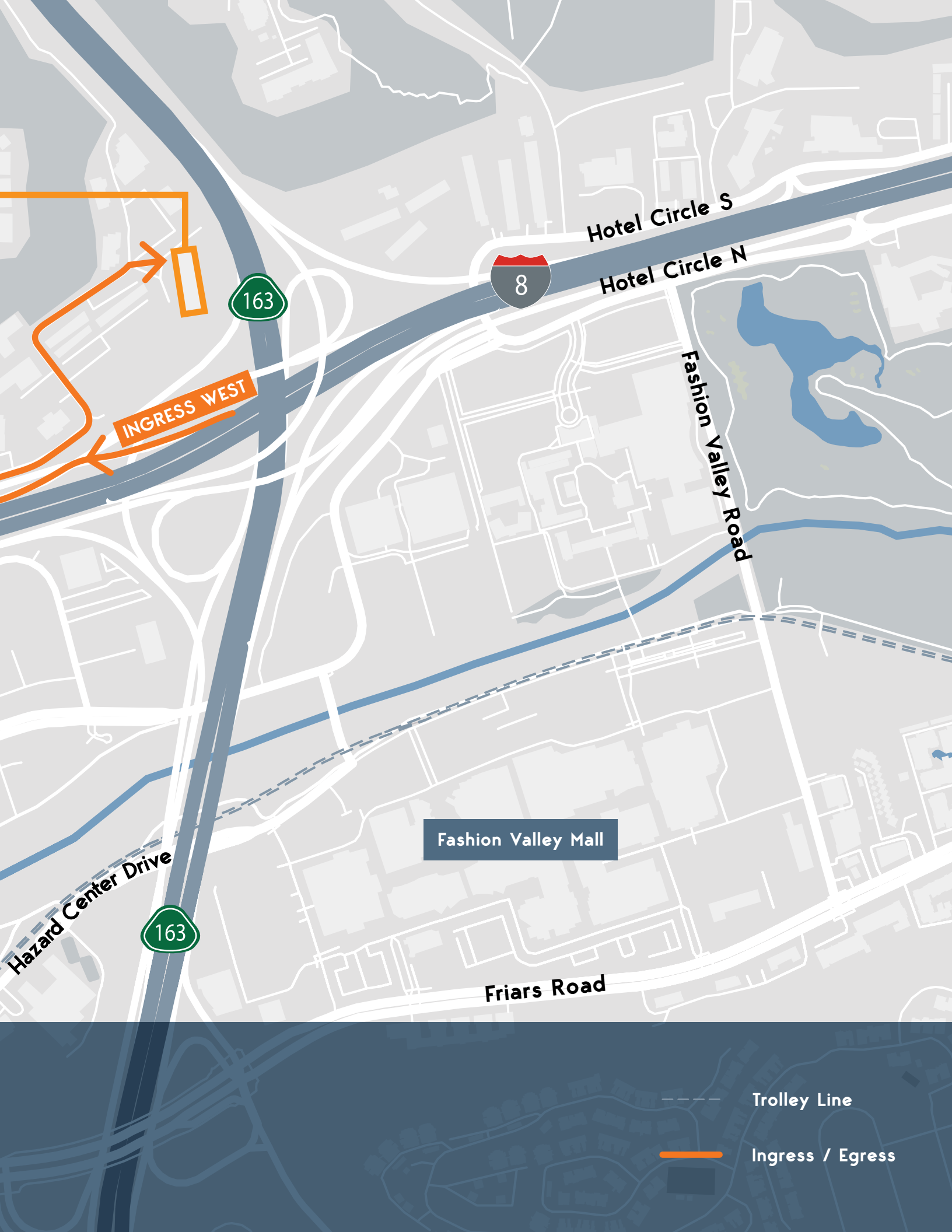
Camino de la Reina

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

**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 contiguous for 7,653 rsf.

Take a tour!



404\_2nd Floor

Suite 200 | 5,084 RSF

EAST

Suite 215 | 2,569 RSF

WEST

LEASED

Red Dashed Line =  
Location of proposed  
demising wall



## 3rd Floor

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

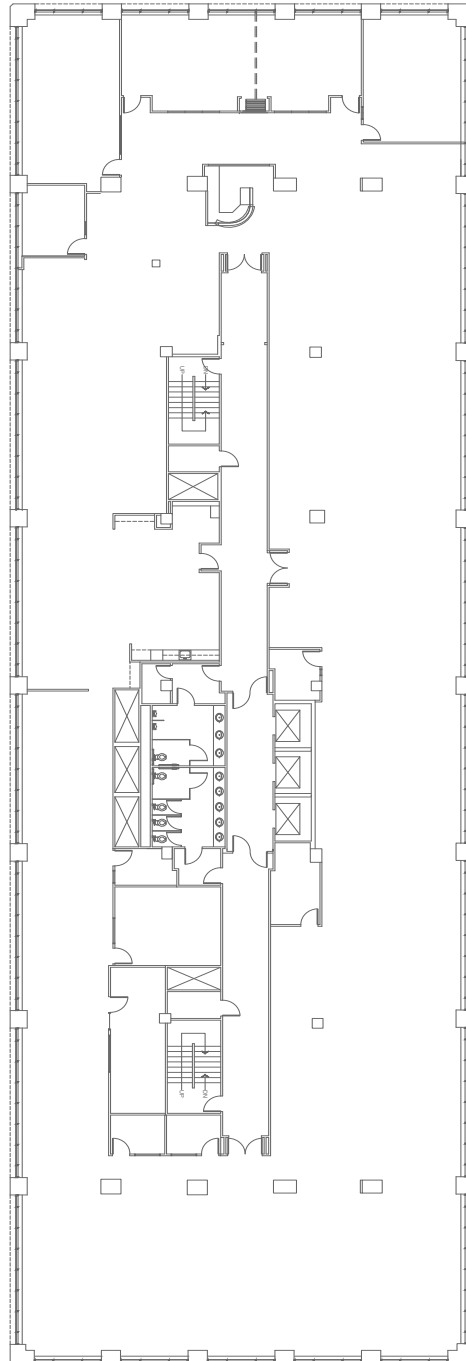
Take a tour!



**404\_3rd Floor**

EAST

WEST

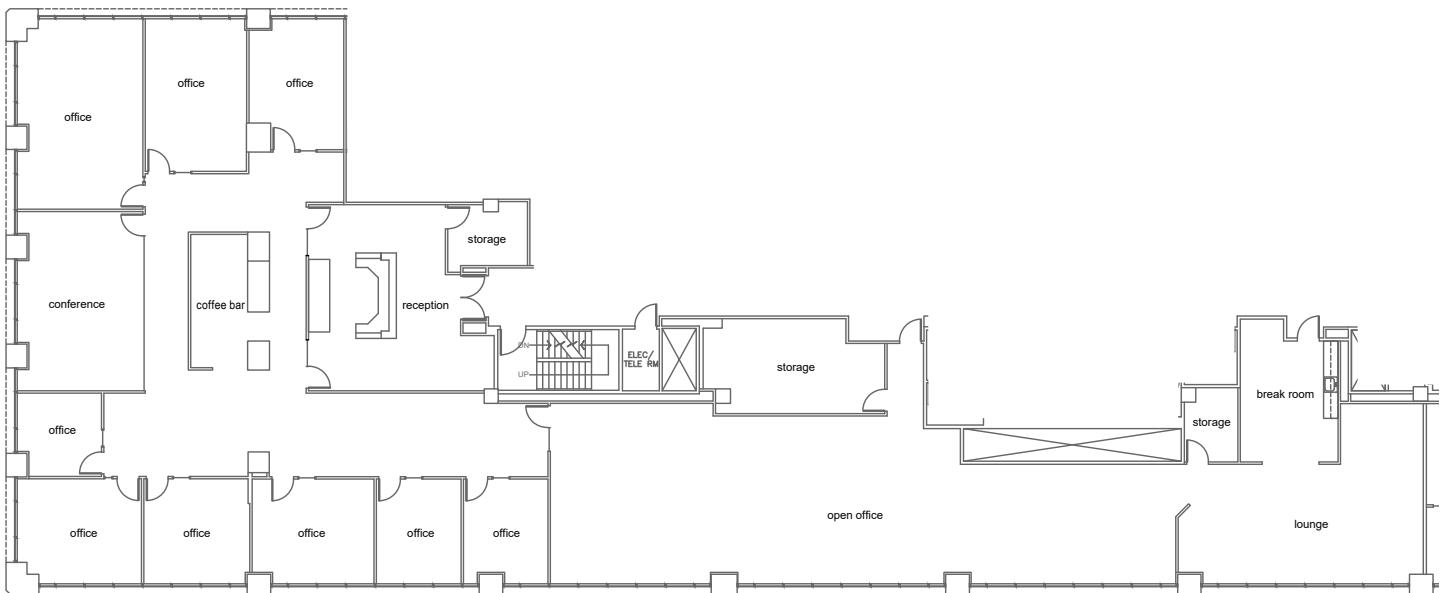


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**SUITE 400 | ± 9,412 RSF:** Prominent Reception, large conference room, 9 offices, large break room and lounge, open space and storage areas.

Take a tour!

 [404\\_Suite 400](#)



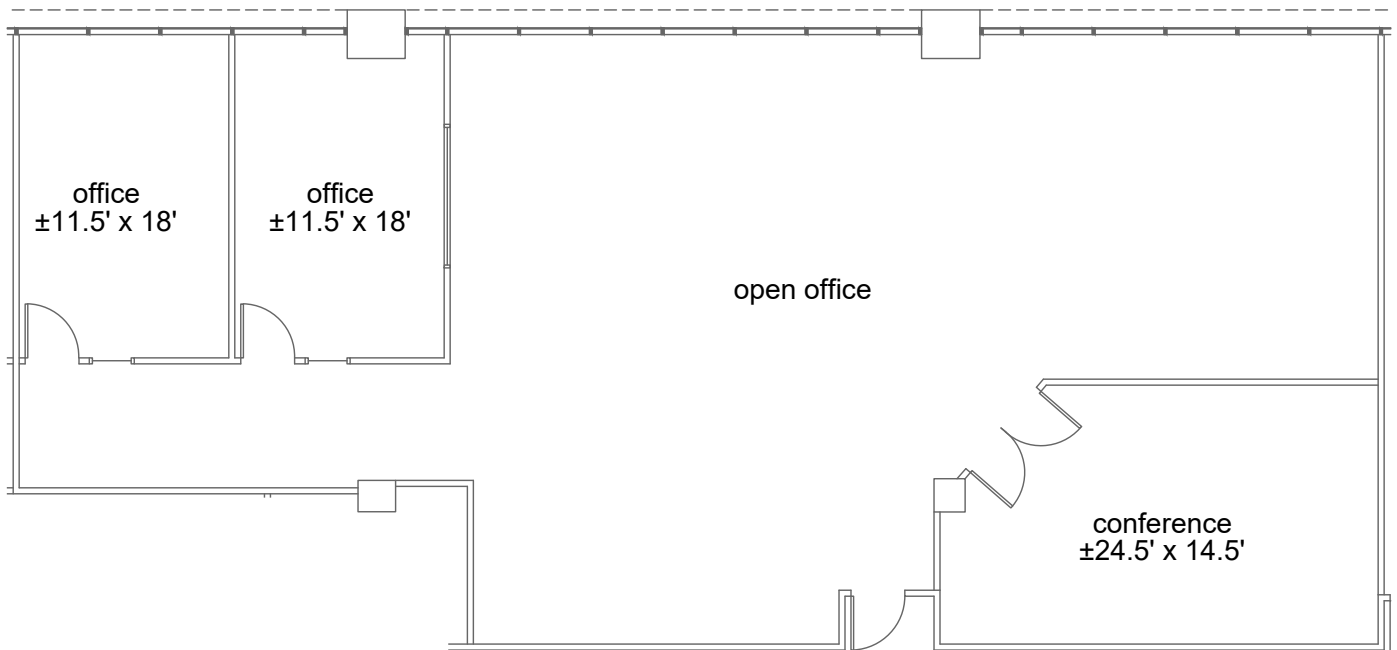


**SUITE 405 | ± 2,769 RSF:** 2 private offices, conference & open space.

Take a tour!



404\_Suite 405

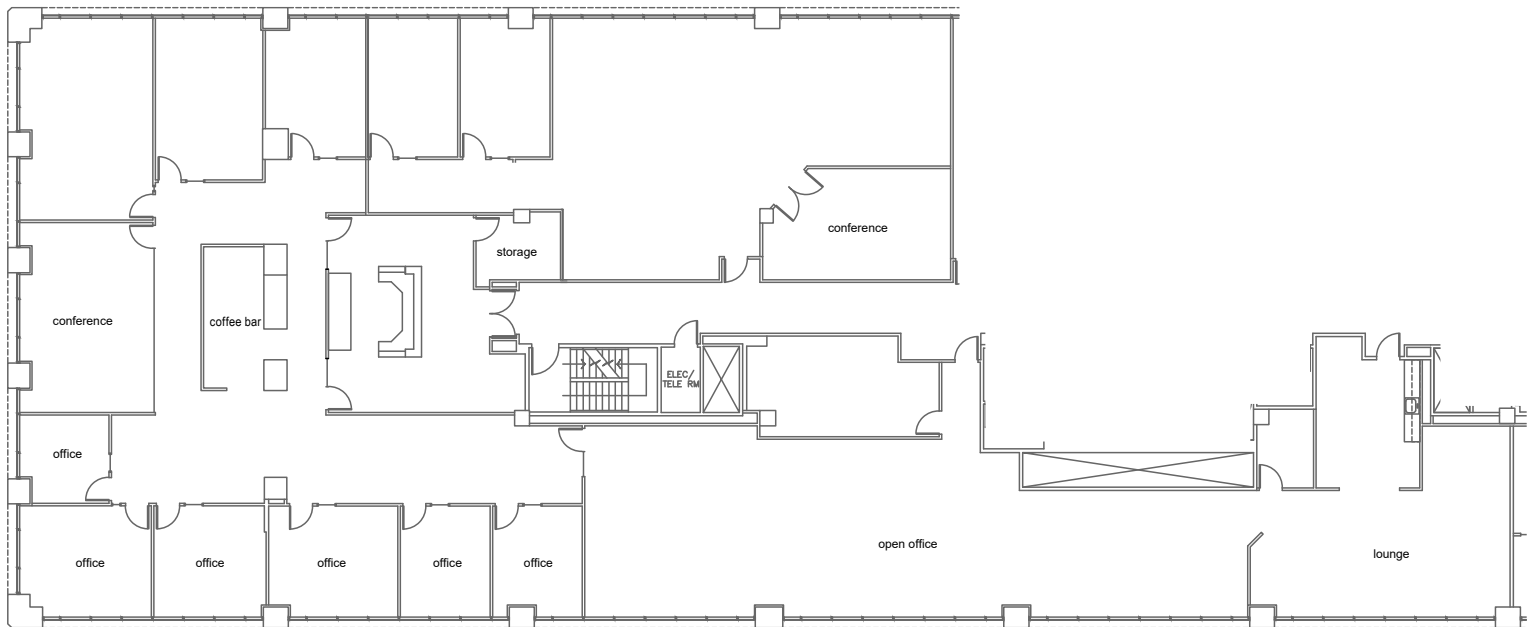


## 4th Floor

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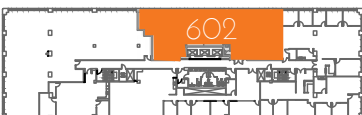
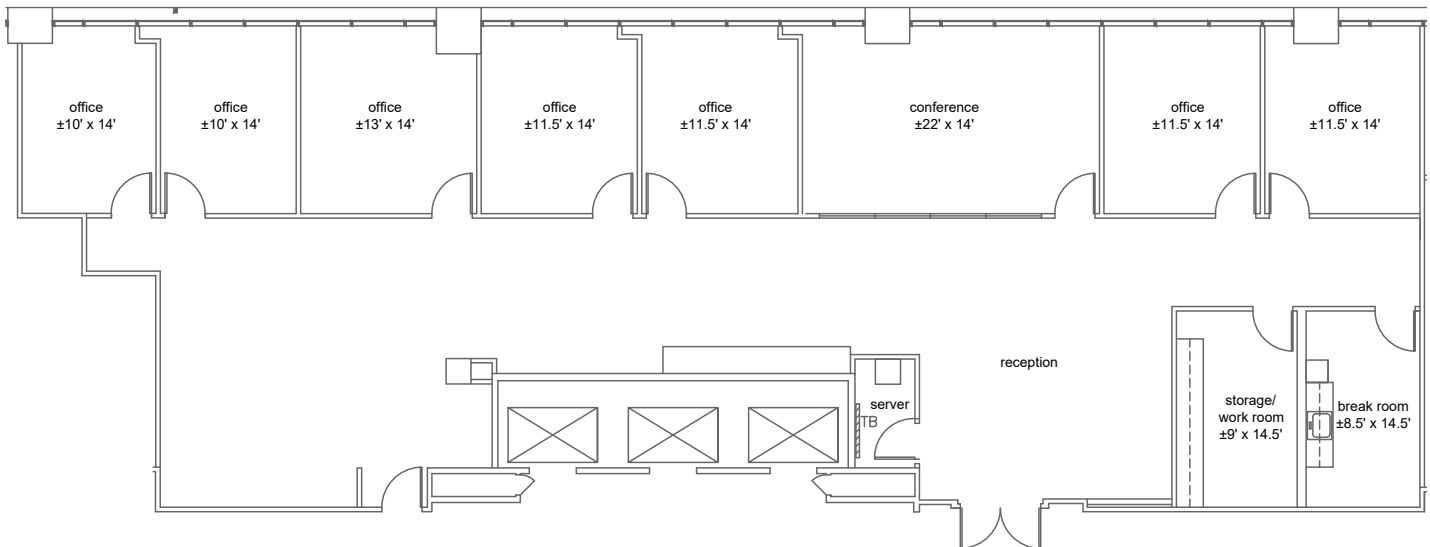
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### SUITE 400 & 405 | ± 12,181 RSF



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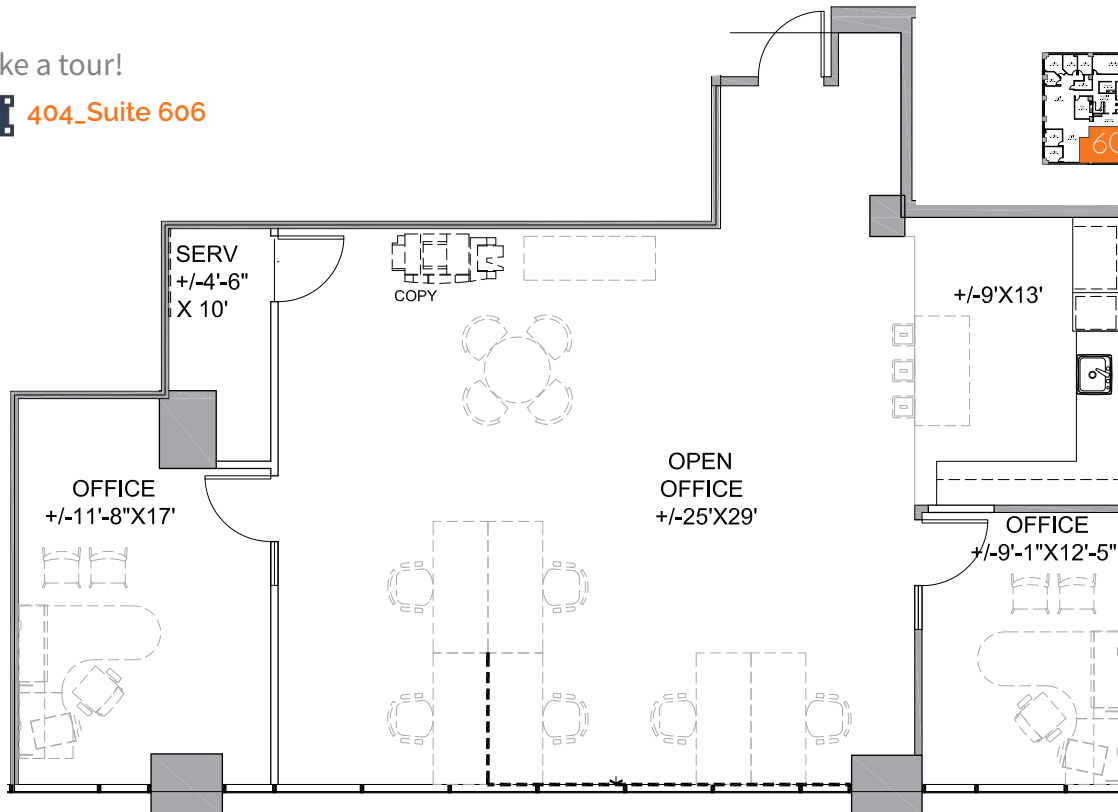
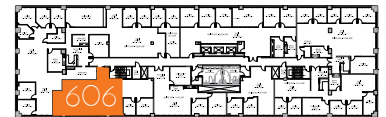
**SUITE 602 | ± 3,808 RSF:** Available 5/1/2025. Prominent suite with double door entry and western views. Built out with 7 private offices, conference room, storage/work room, break room and open areas.



**SUITE 606 | 1,533 RSF:** Creative layout with open kitchen and cubicle area with 2 private offices on the window.

Take a tour!

 [404\\_Suite 606](#)



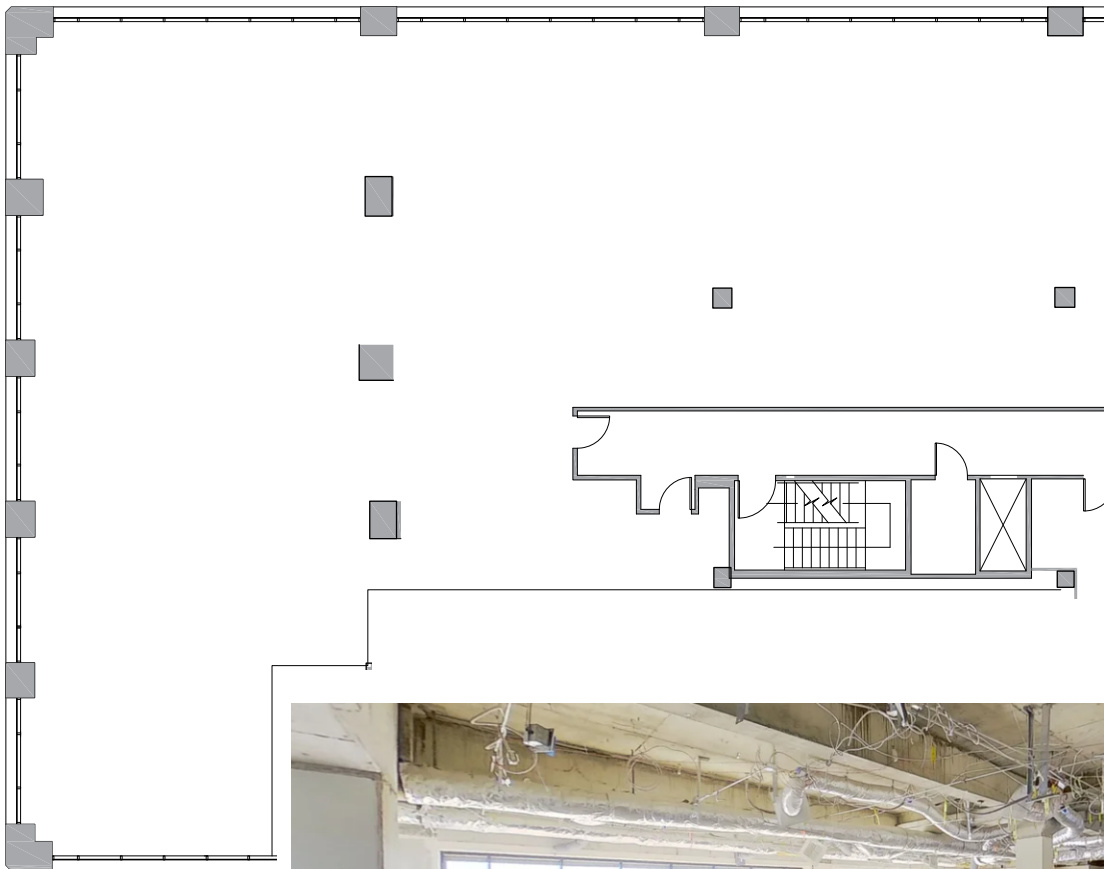


**SUITE 608 | ± 5,937 RSF:** Future Creative Office spec suite. Great corner suite with views to the West and South. Floor to ceiling window line. Can potentially expand to 7,500 rsf.

Take a tour!



404\_Suite 608







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**

(Source: CalTrans)

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



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