

myoffice.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

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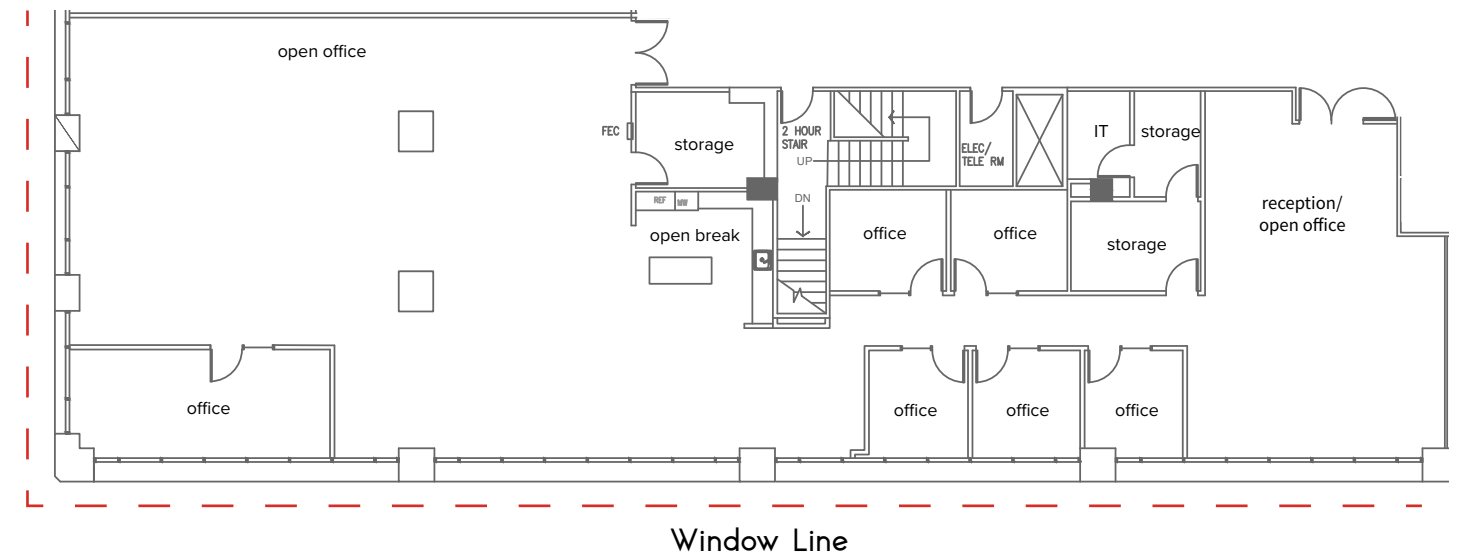
404 CAMINO DEL RIO SOUTH

AVAILABILITIES

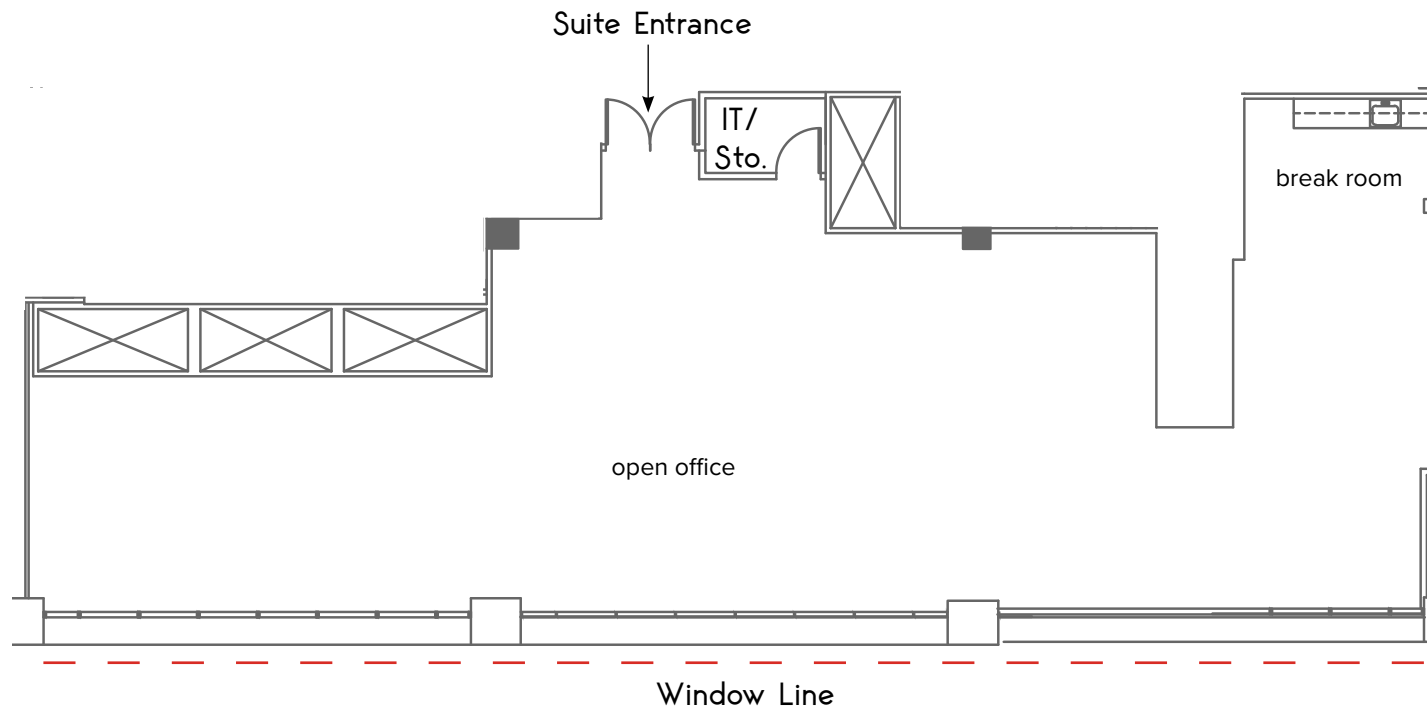
Suite 200	5,084 rsf	Creative office with open ceiling and upgraded elements.
Suite 215	2,569 rsf	Open layout with open break area.
Suites 200 & 215 Combined	7,653 rsf	Suites 200 & 215 contiguous for 7,653 RSF.
Full 3rd Floor	±20,391 rsf	Full Floor with mostly open floor plan.
Suite 400	9,412 rsf	Prominent 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!

2nd Floor

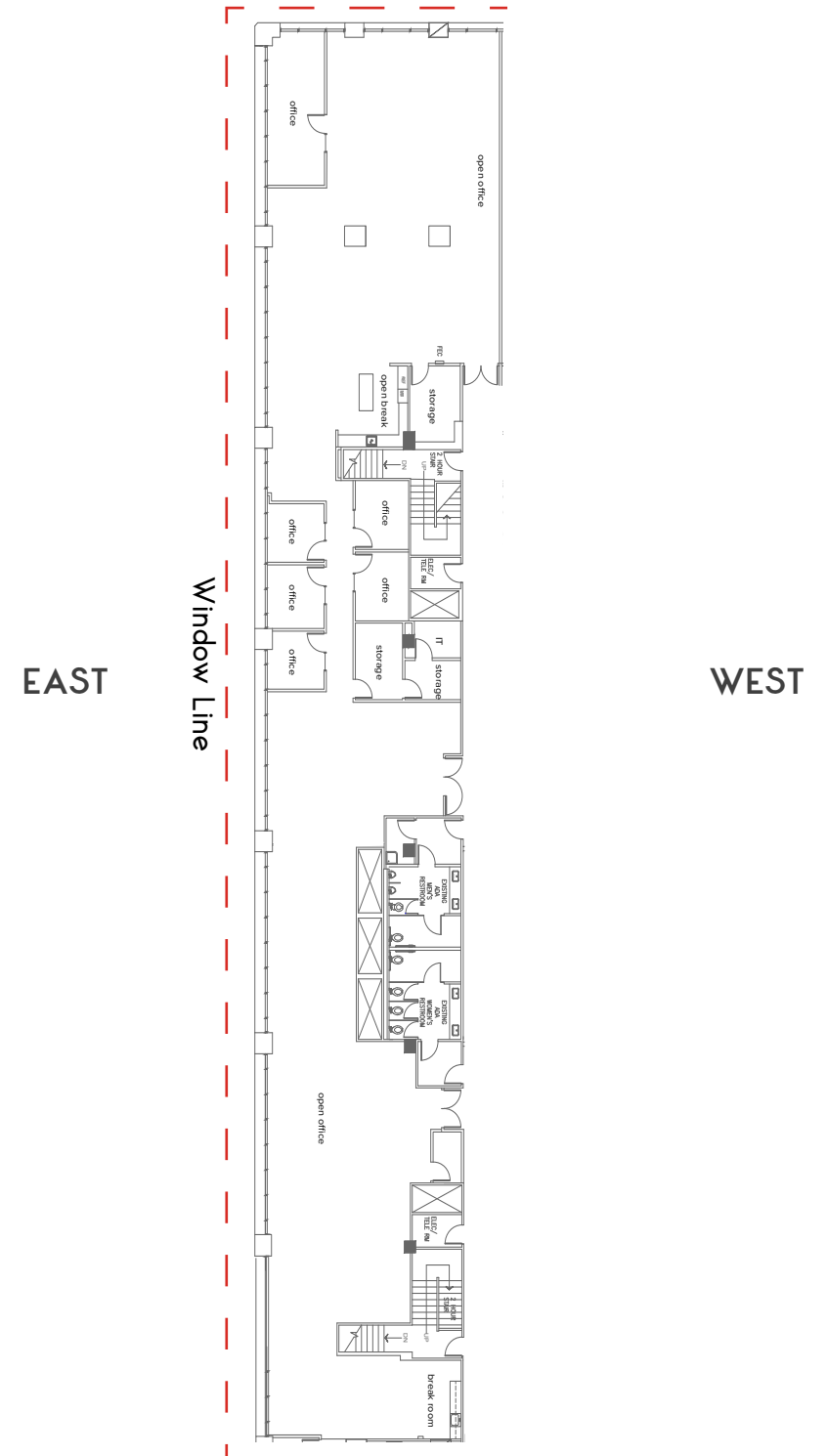
SUITE 200 | ±5,084 RSF: Creative office with open ceiling and upgraded elements.



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

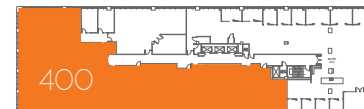
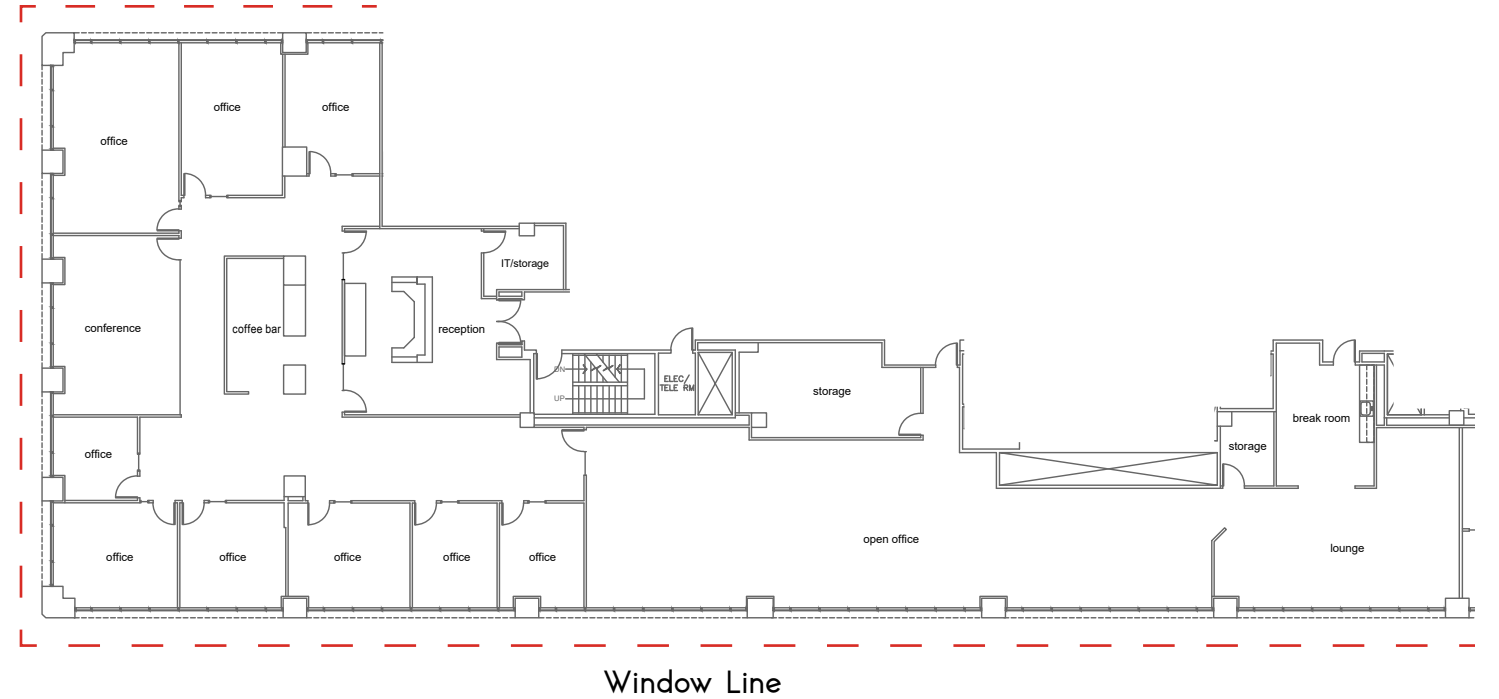
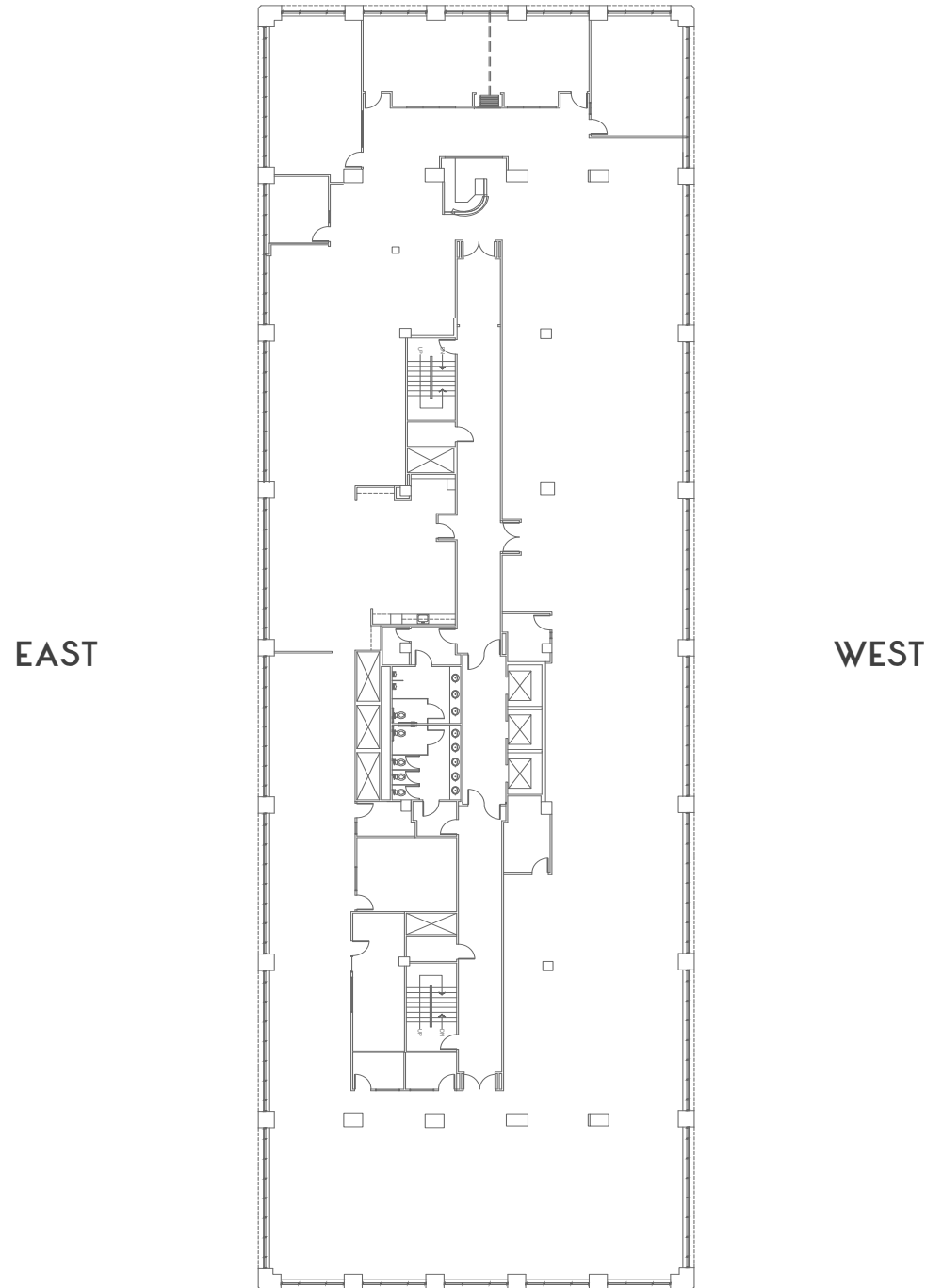


SUITE 200 & 215 | ±7,653 RSF



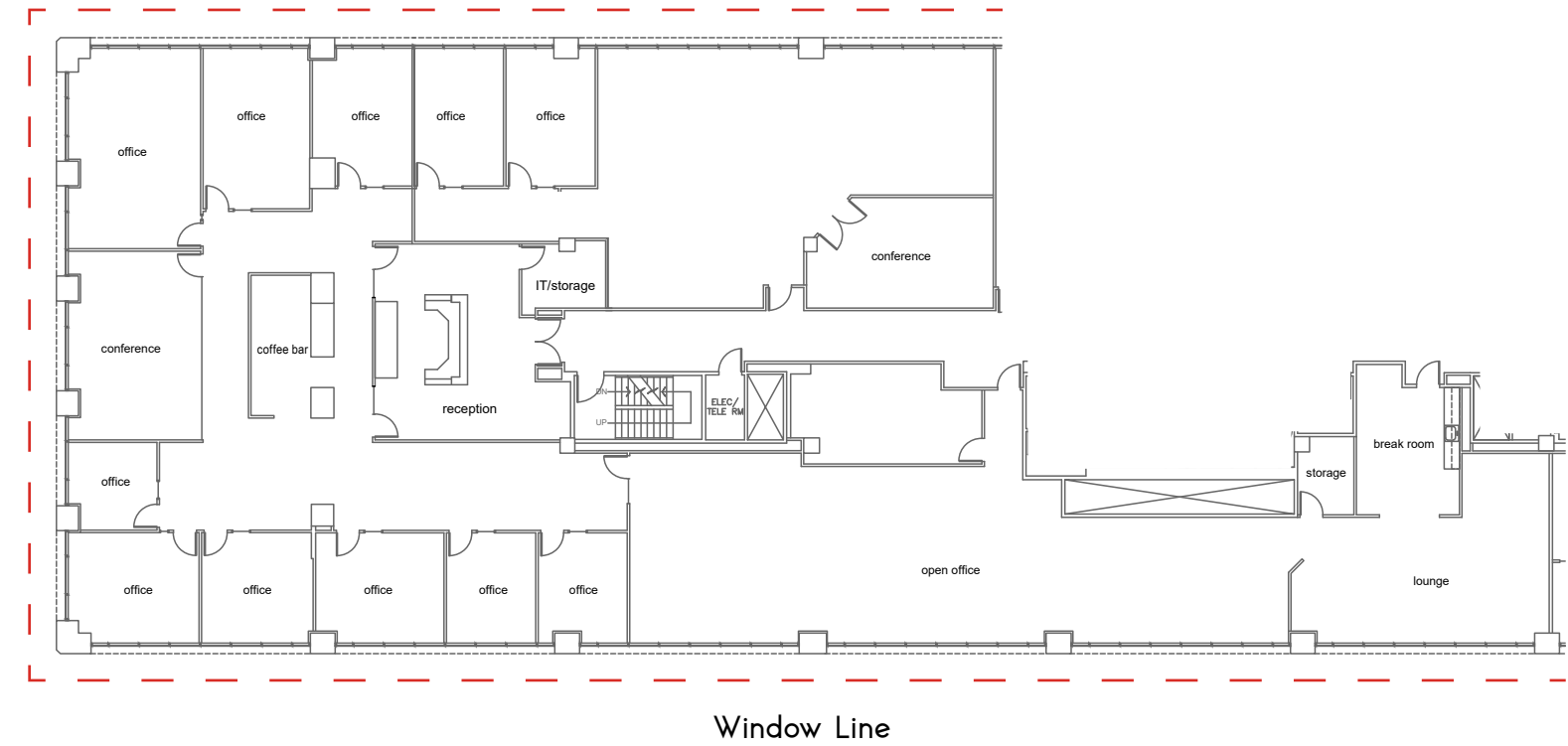
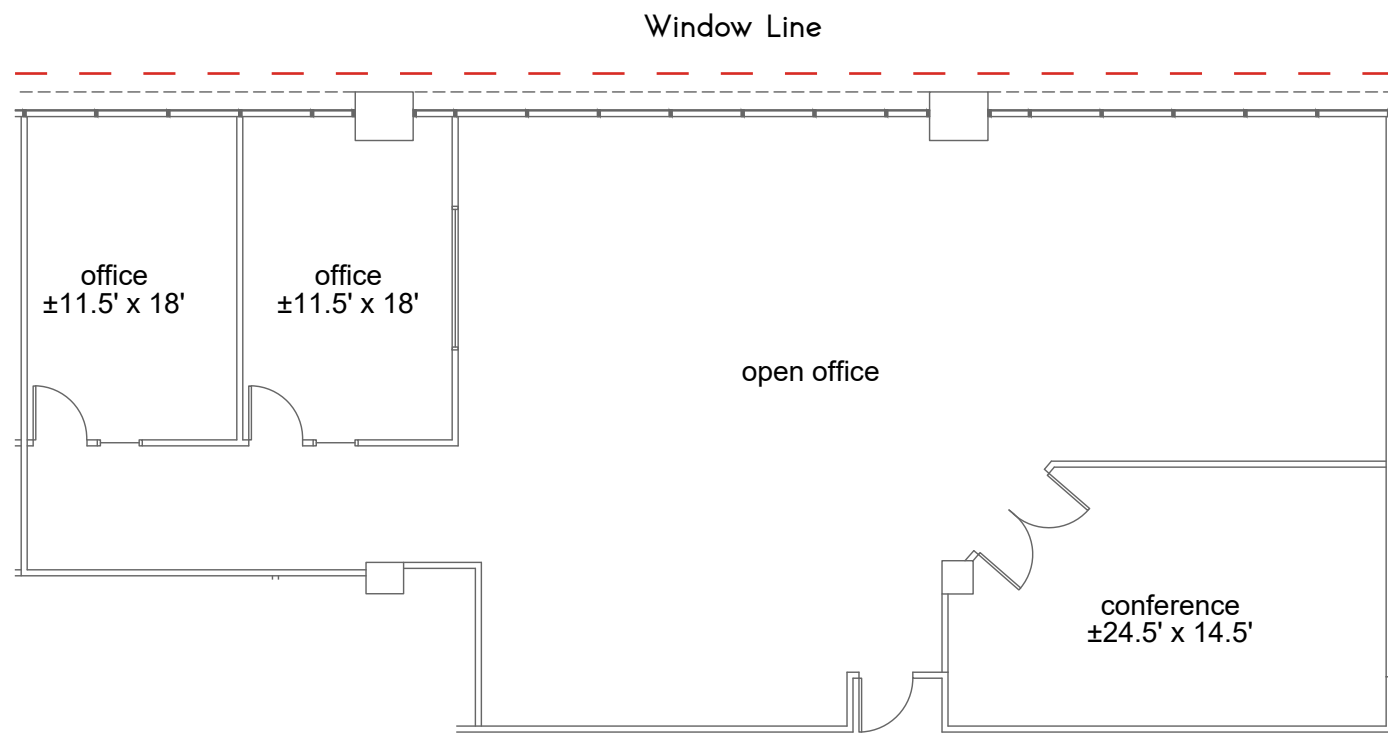
FULL FLOOR | ±20,391 RSF: Full Floor with mostly open floor plan. Floor can be demised.

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



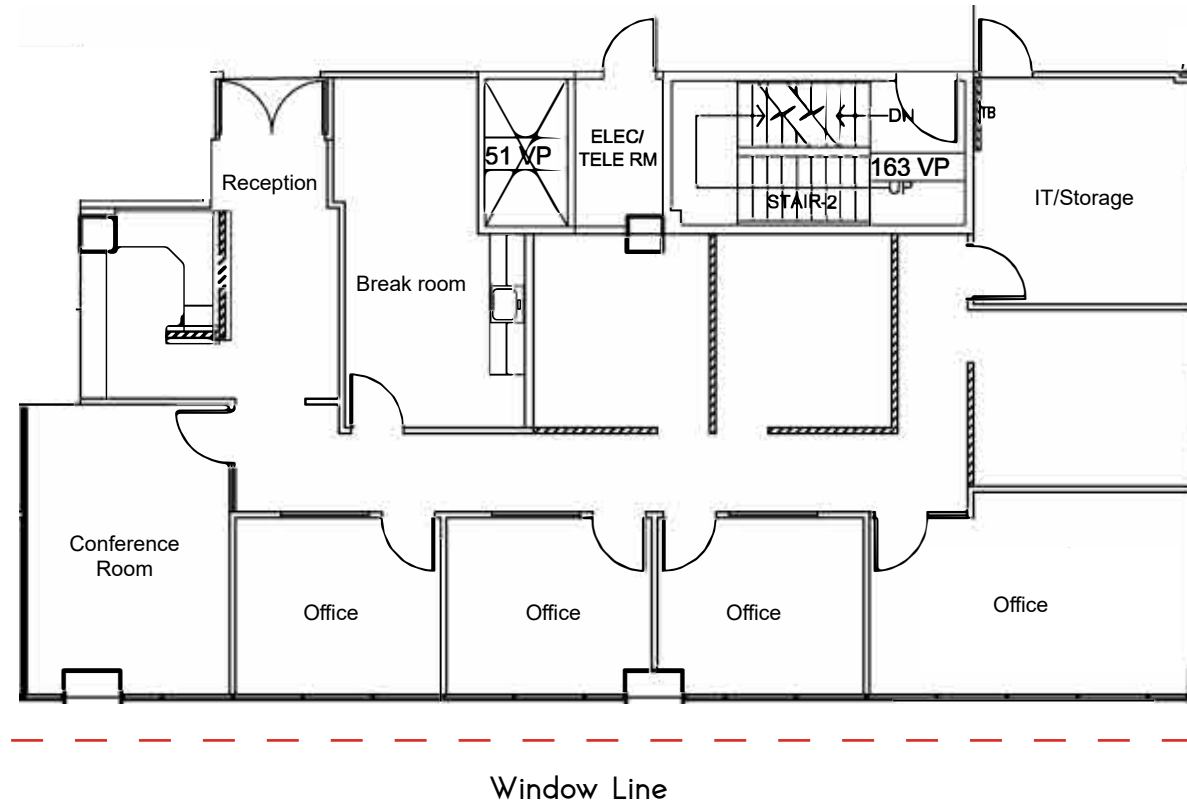
SUITE 405 | ±2,769 RSF: 2 private offices, conference & open space.

SUITE 400 & 405 | ±12,181 RSF



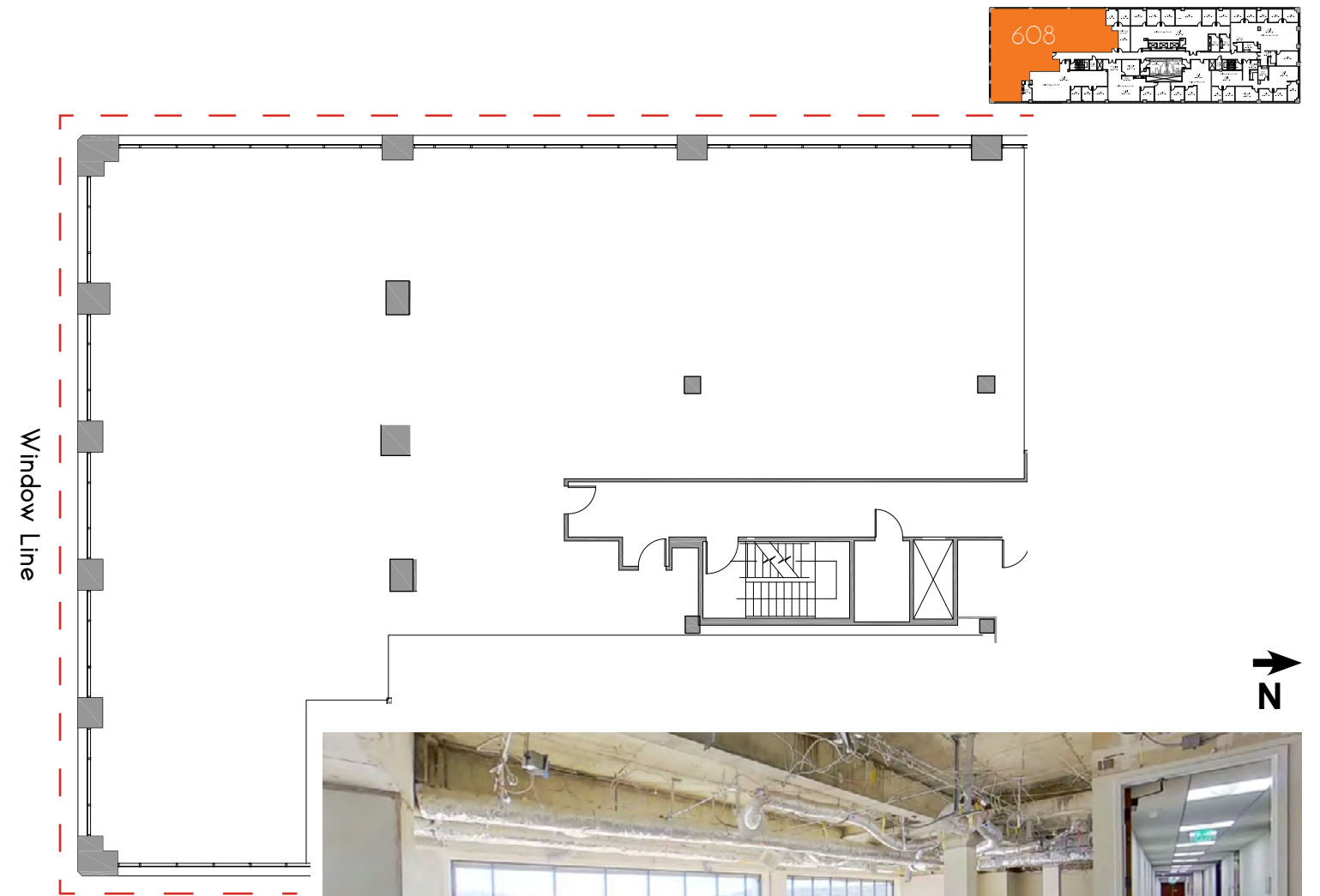
5th Floor

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

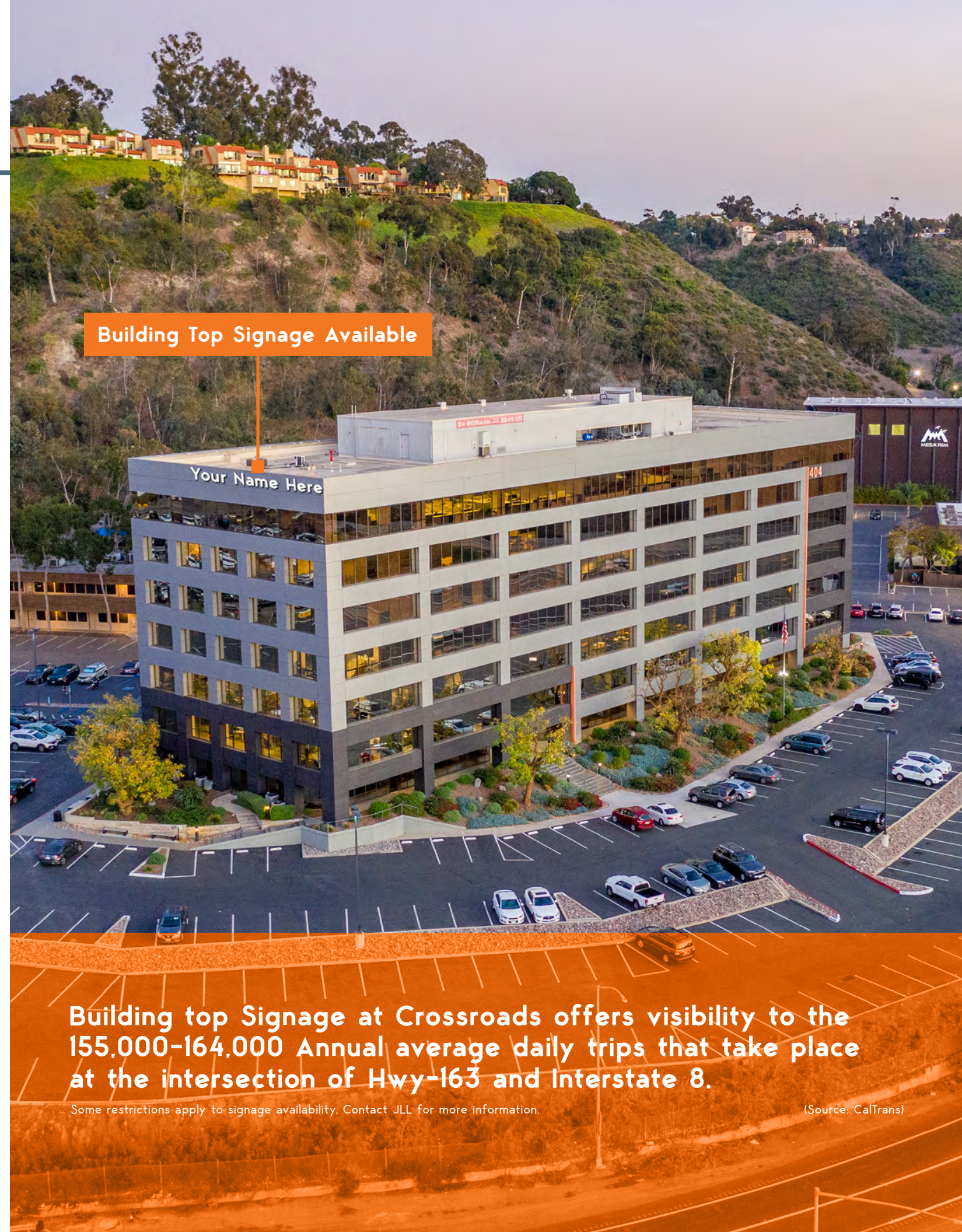
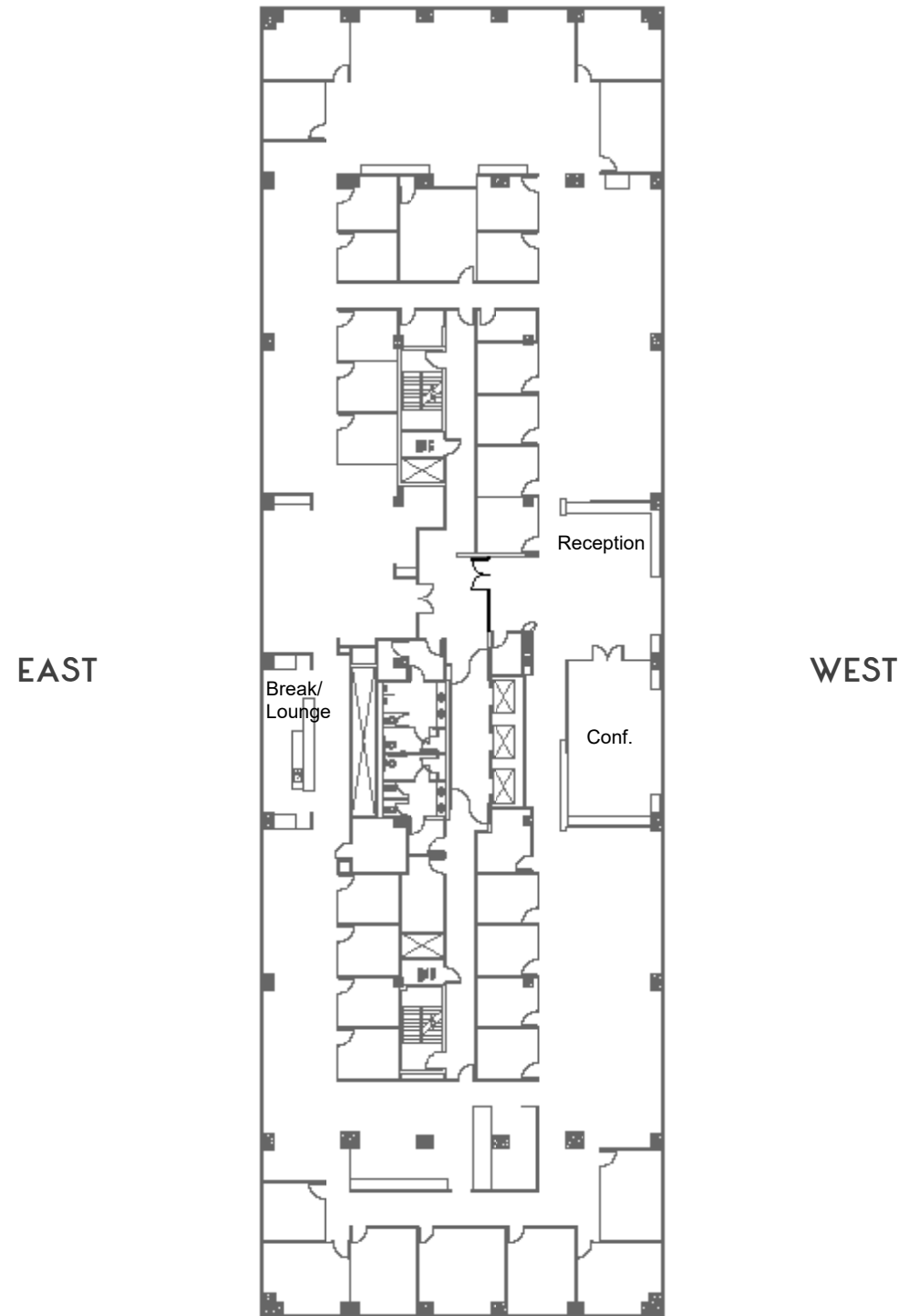


6th Floor

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 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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In the heart of Mission Valley

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

-  Trolley Line
-  Ingress / Egress

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