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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

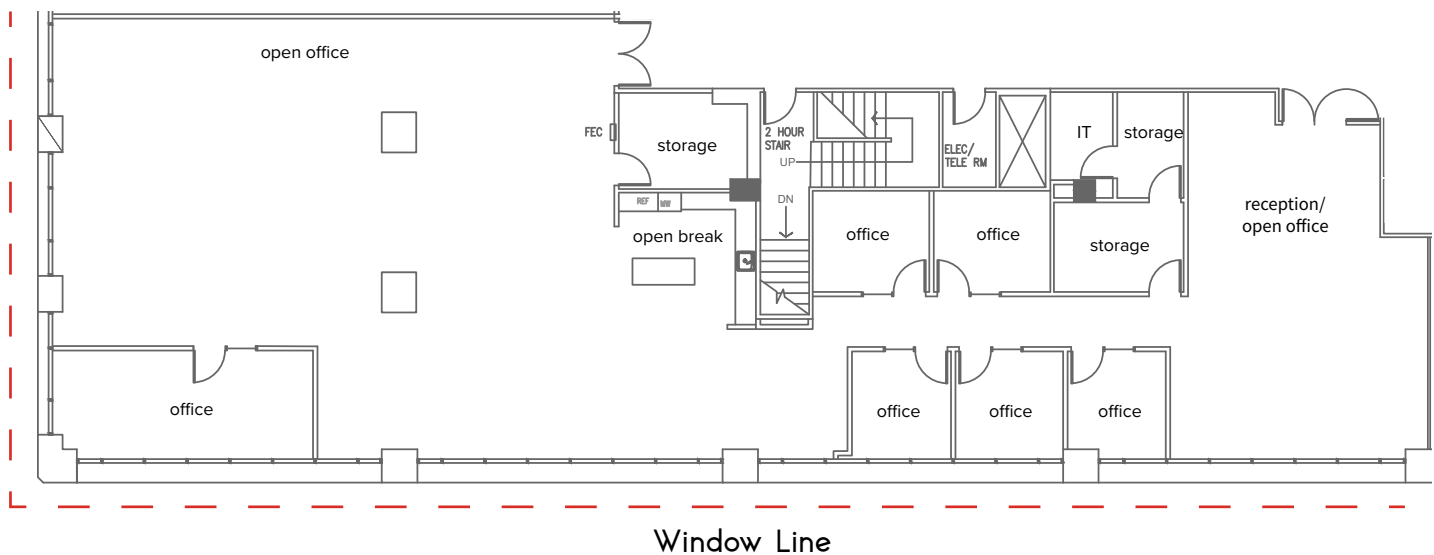


404 CAMINO DEL RIO SOUTH

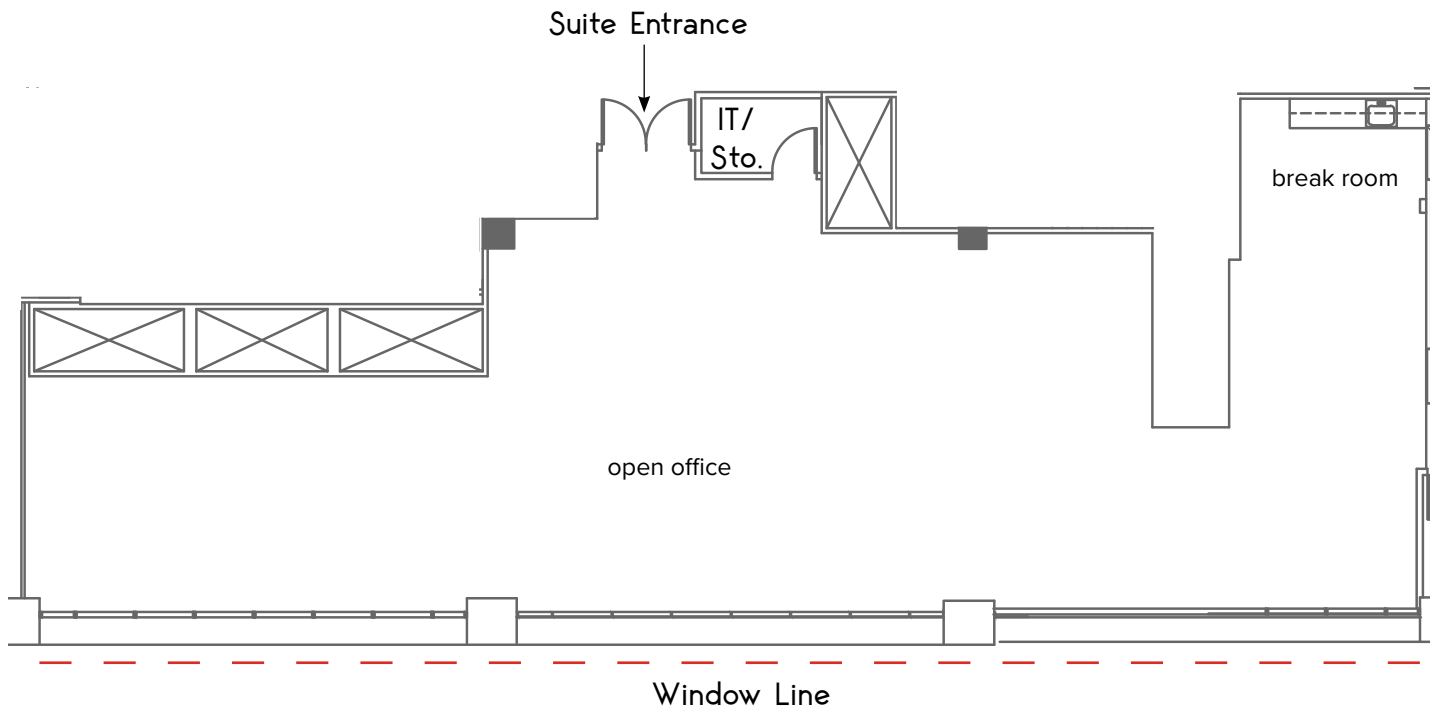
AVAILABILITIES

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.
Sutie 508	1,446 rsf	Available November 1, 2027. Reception, 1 private office, open office, break 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!

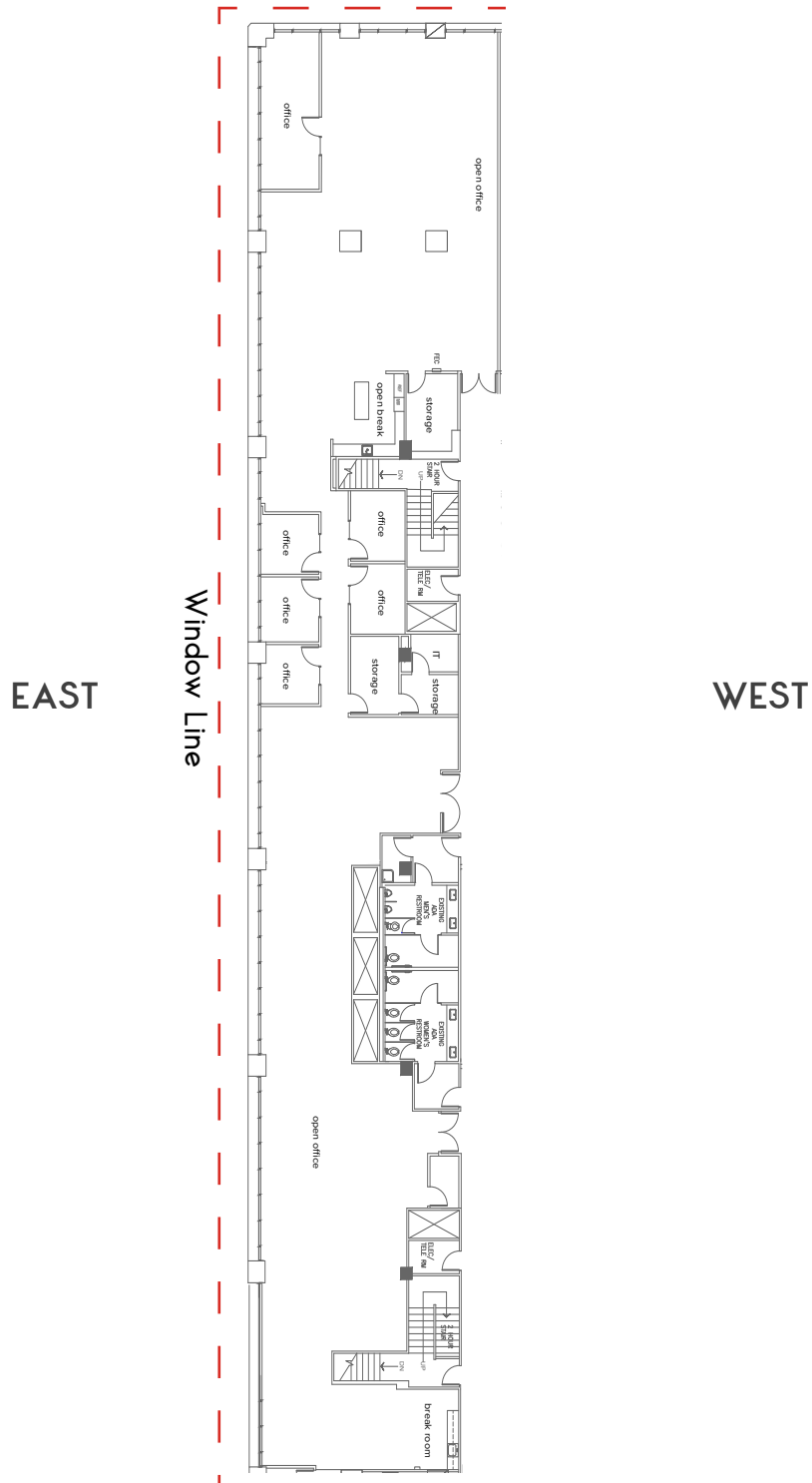
SUITE 200 | ±5,084 RSF: Creative office with open ceiling and upgraded elements.



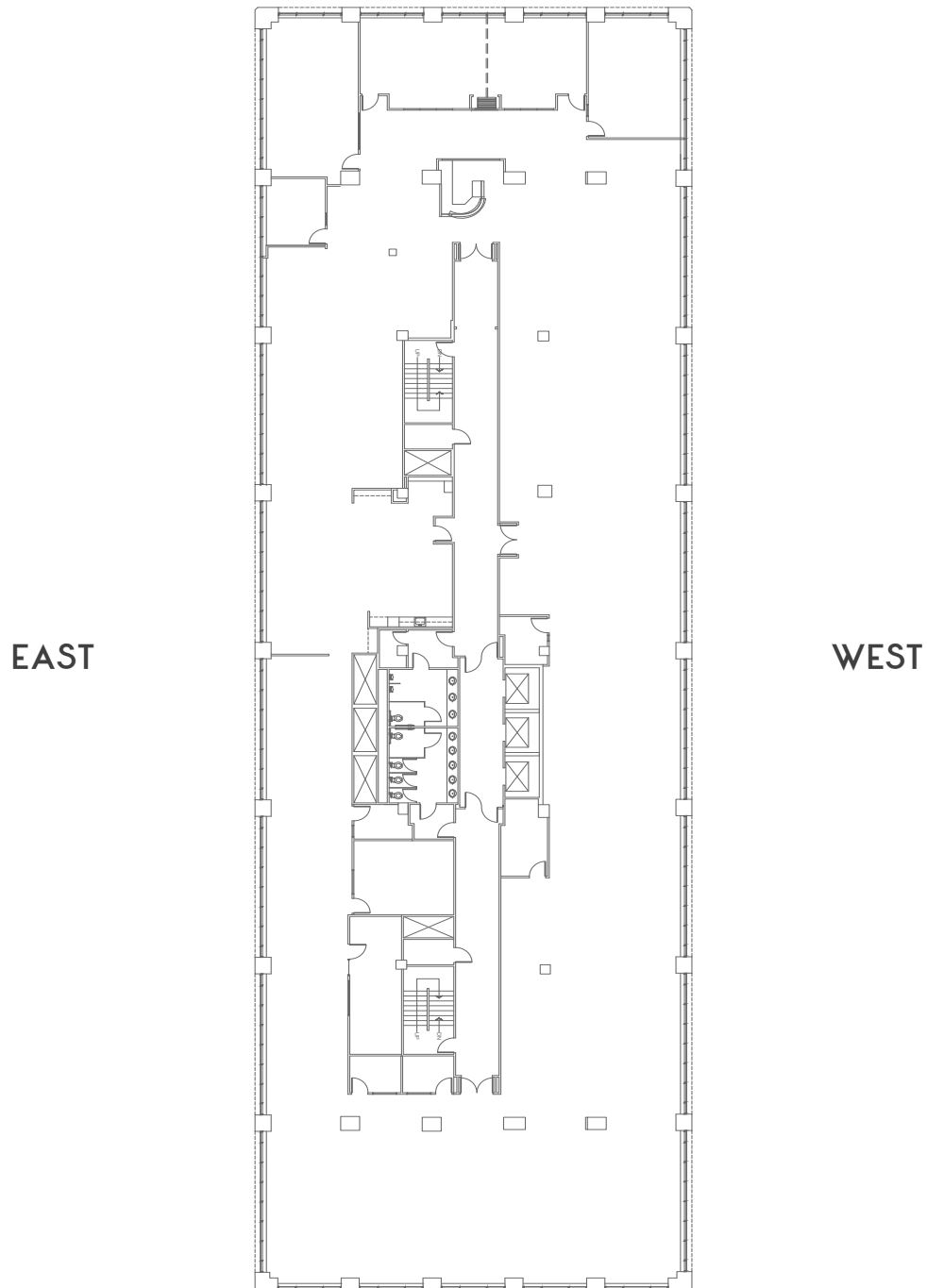
SUITE 215 | ±2,569 RSF: Open layout with open break area.



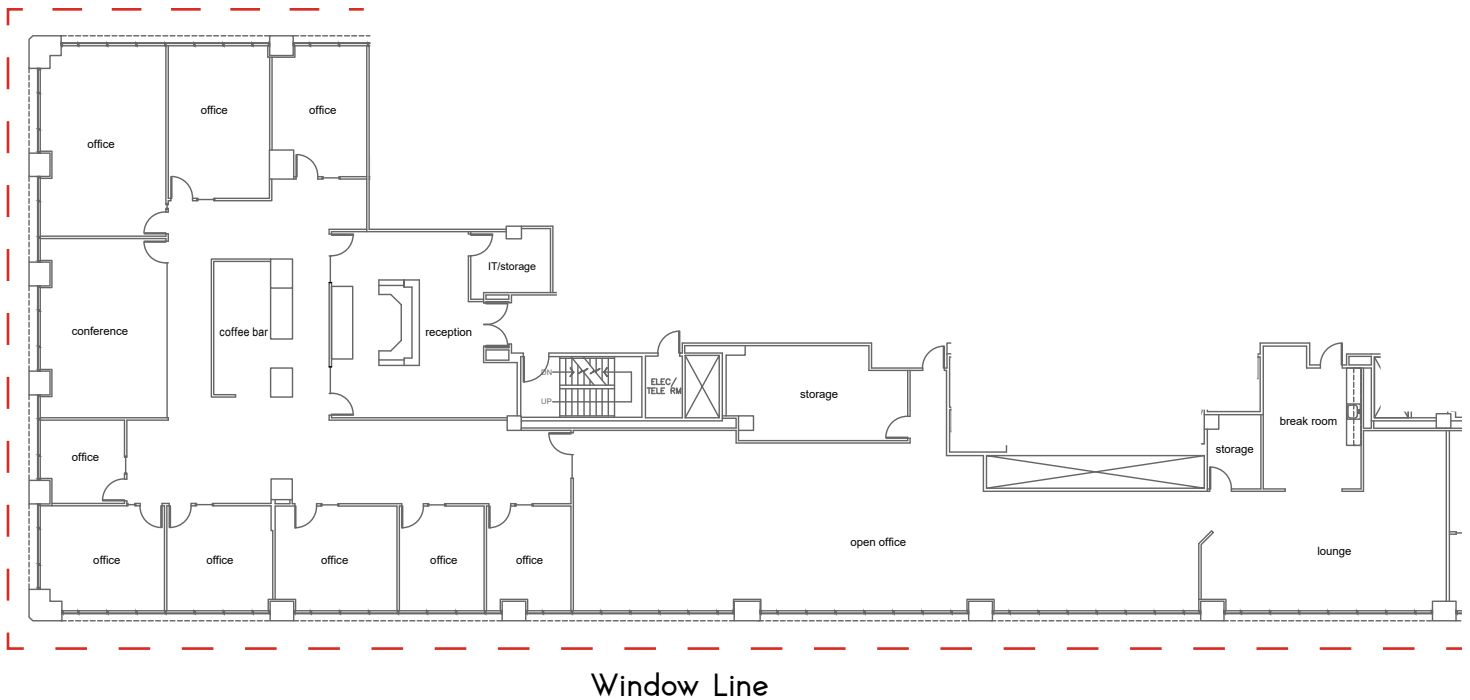
SUITE 200 & 215 | ±7,653 RSF



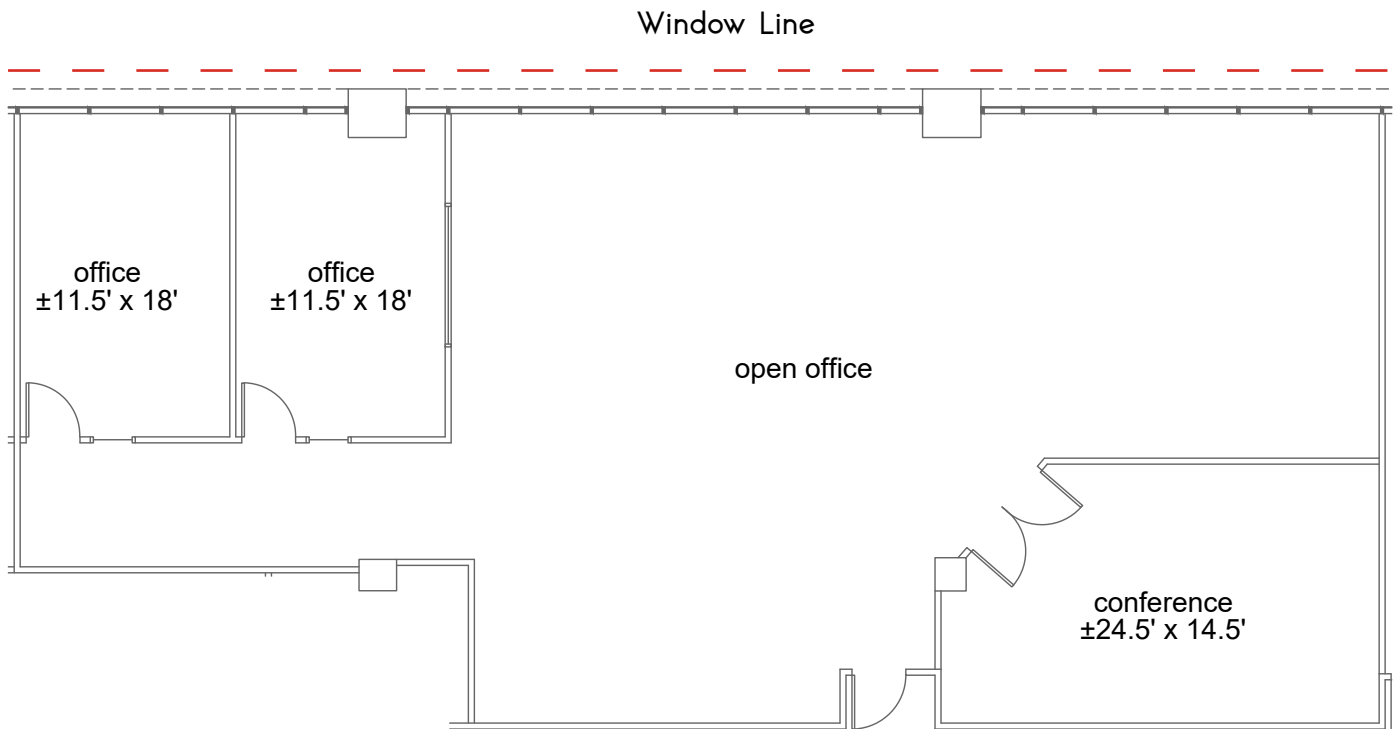
FULL FLOOR | ±20,391 RSF: Full Floor with mostly open floor plan. Floor can be demised.



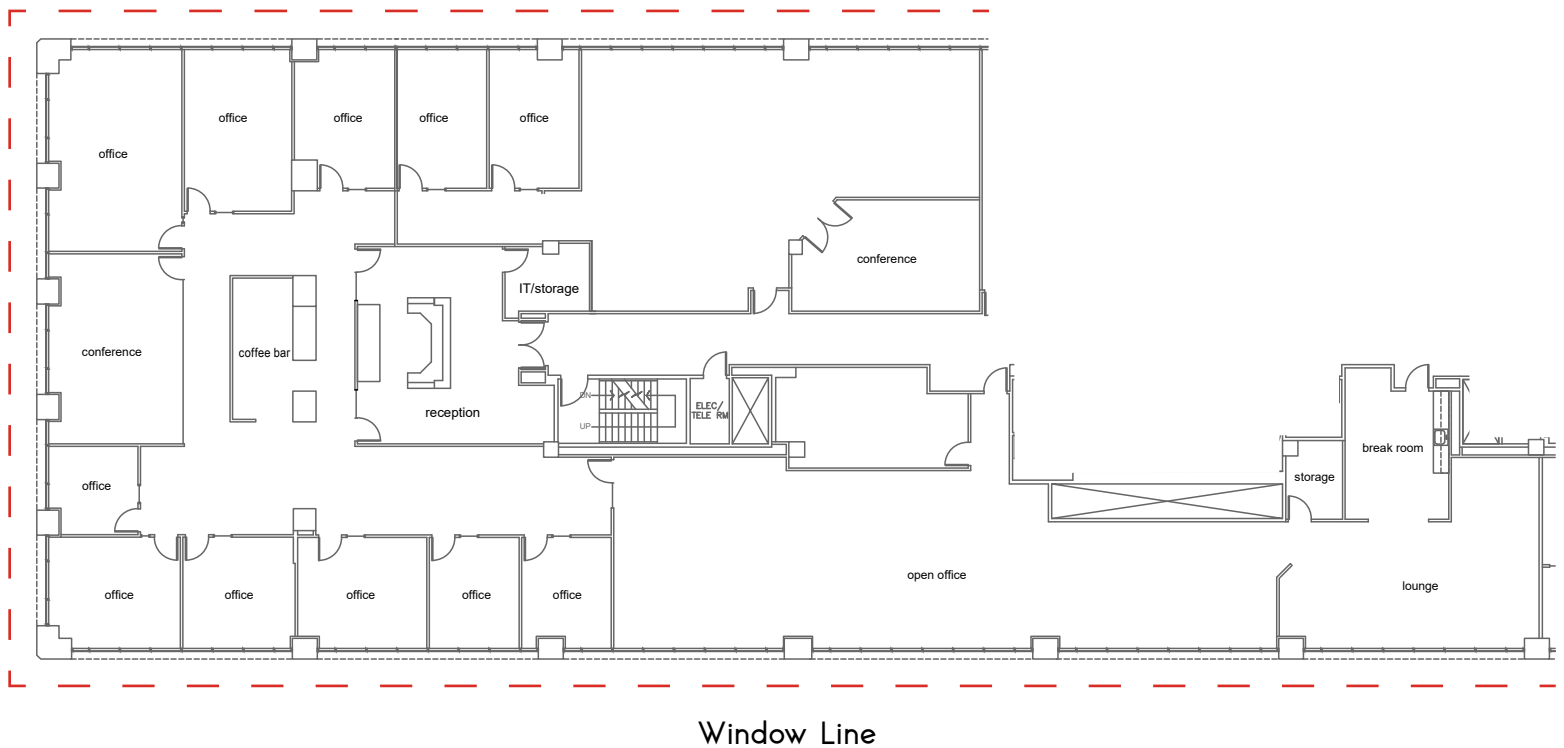
SUITE 400 | ±9,412 RSF: Prominent Reception, large conference room, 9 offices, large break room and lounge, open space and storage areas.



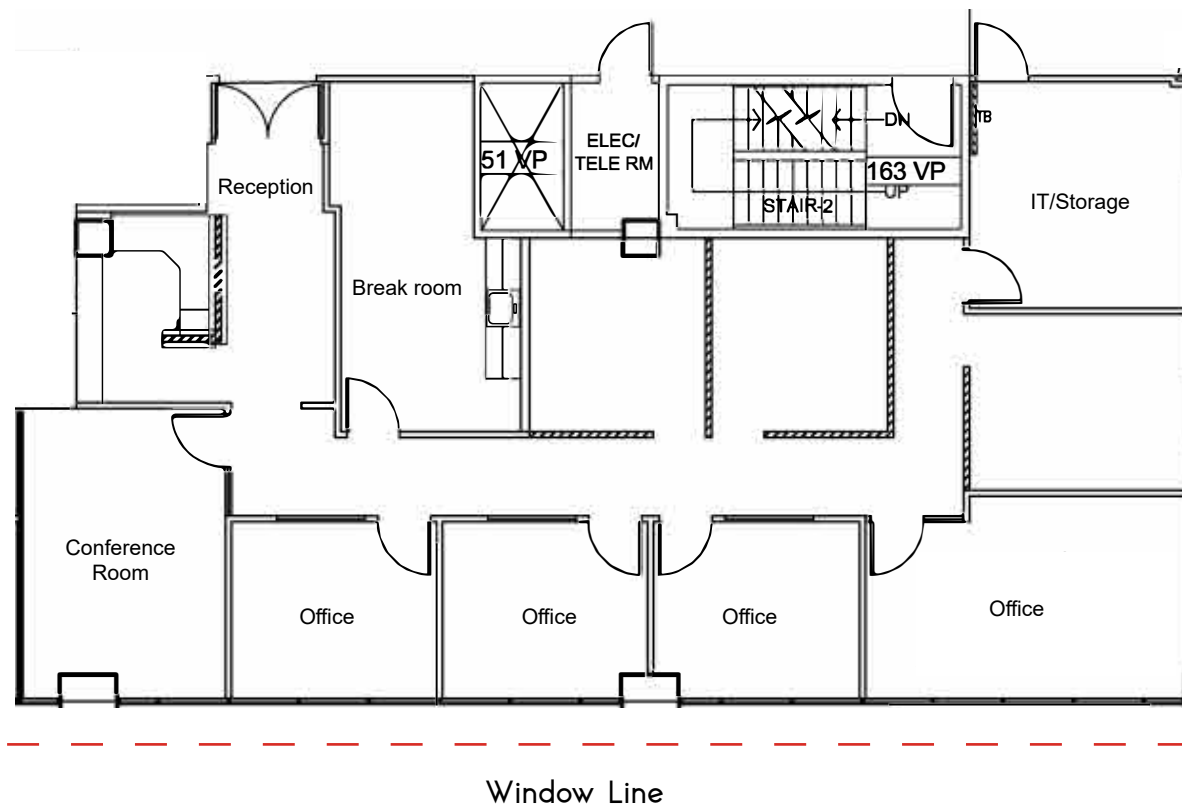
SUITE 405 | ±2,769 RSF: 2 private offices, conference & open space.



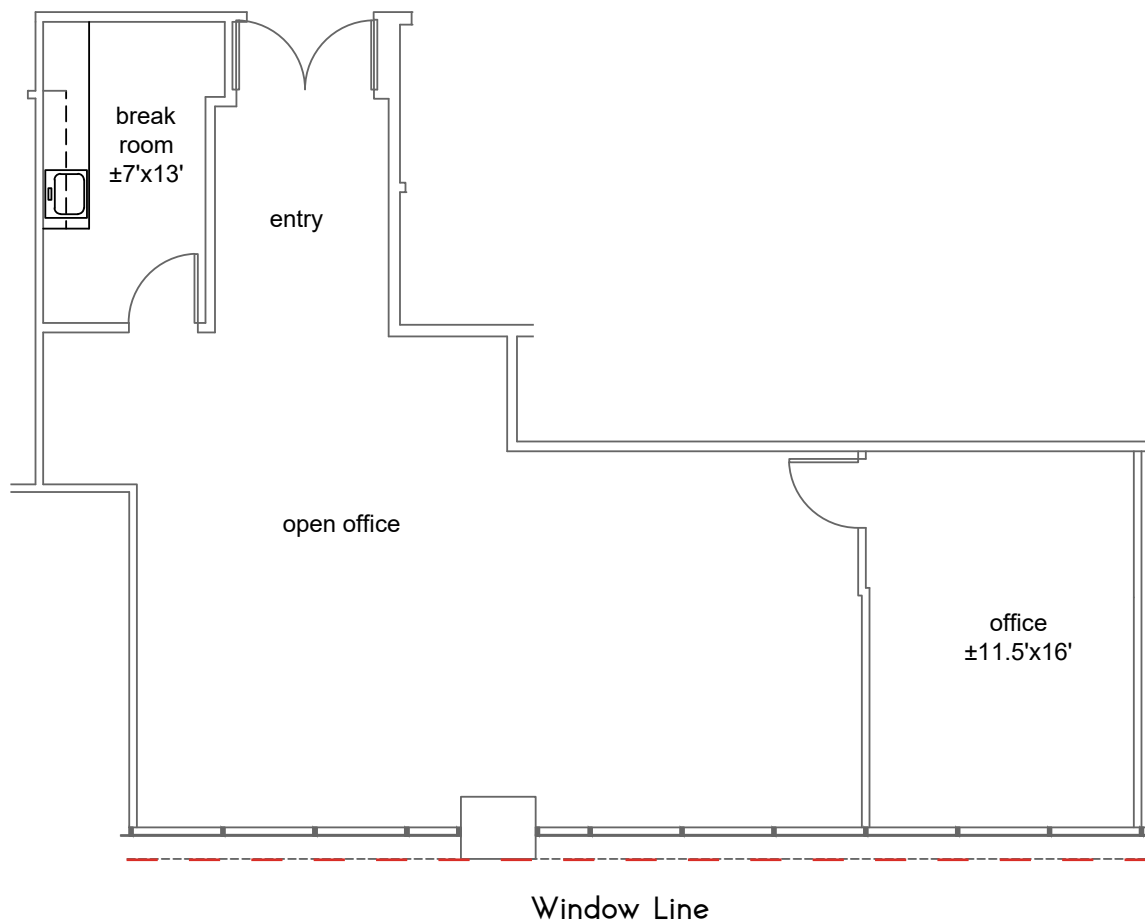
SUITE 400 & 405 | ±12,181 RSF



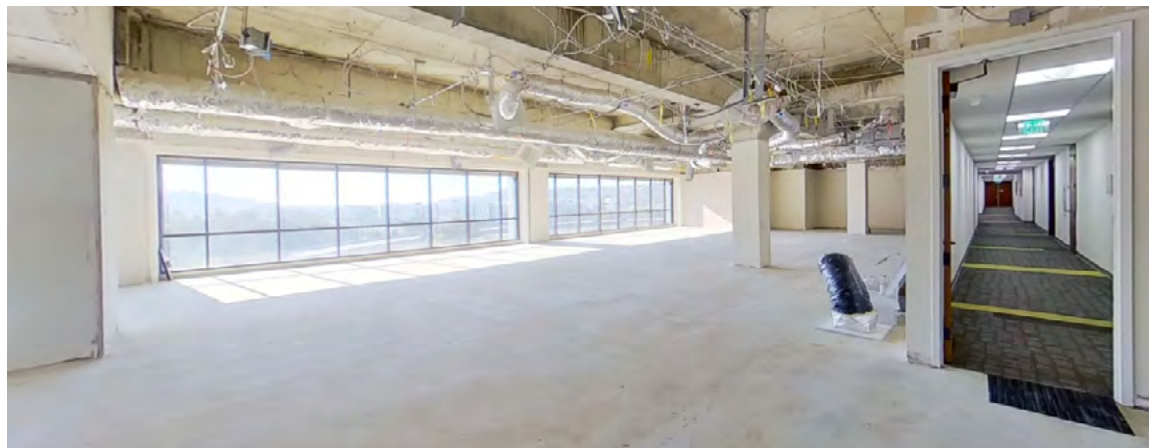
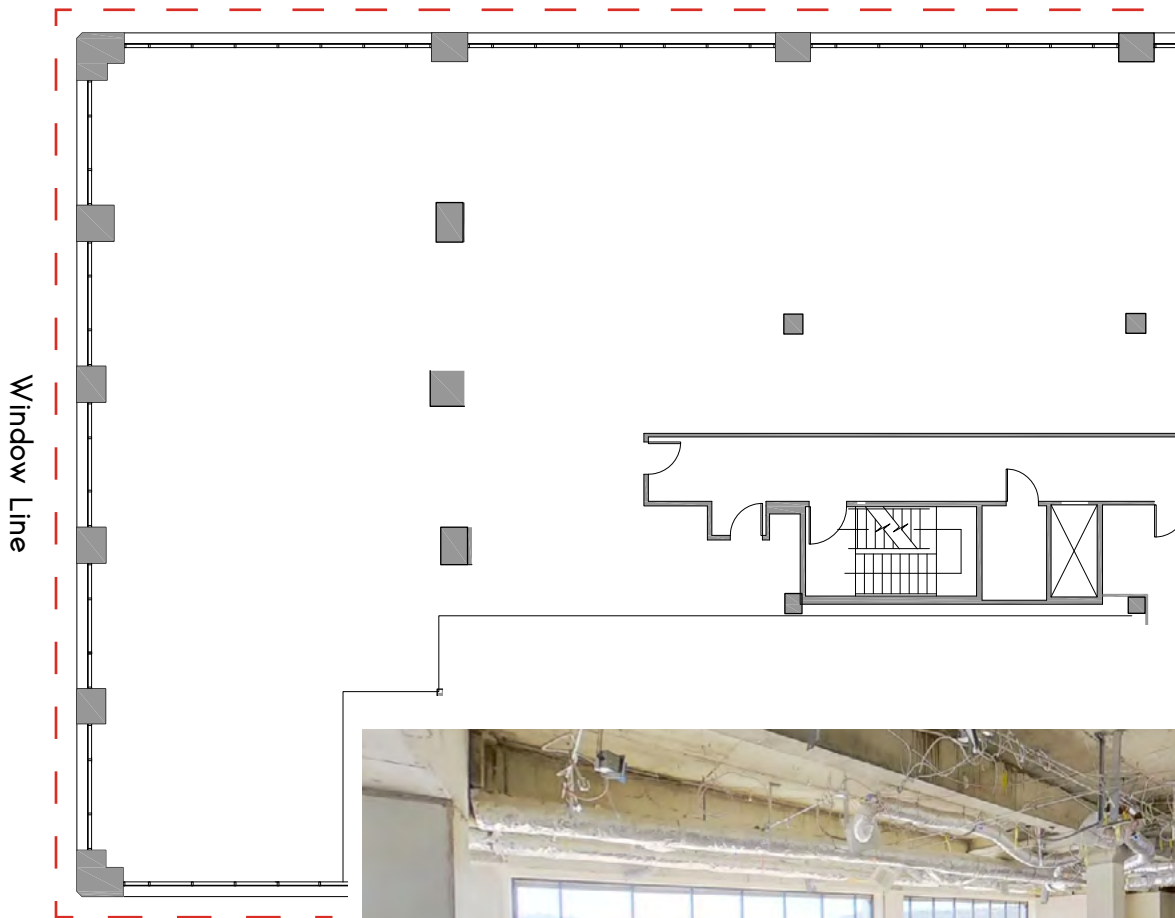
SUITE 505 | ±2,314 RSF: Reception, 4 private offices and conference room on window line, break room, work areas and IT/Storage room.



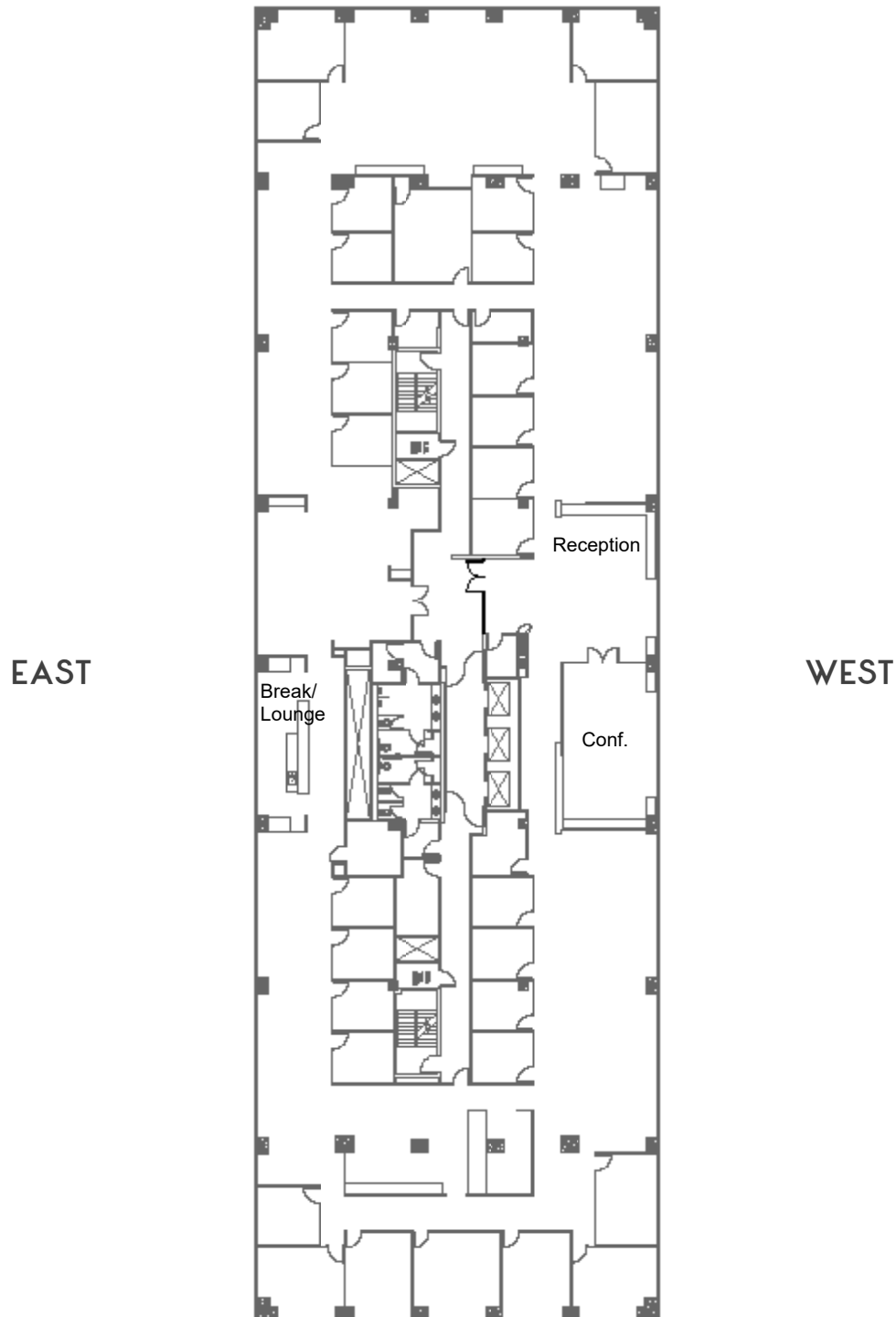
SUITE 508 | ±1,446 RSF: Available November 1, 2027. Reception, 1 private office, open office and break room



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.

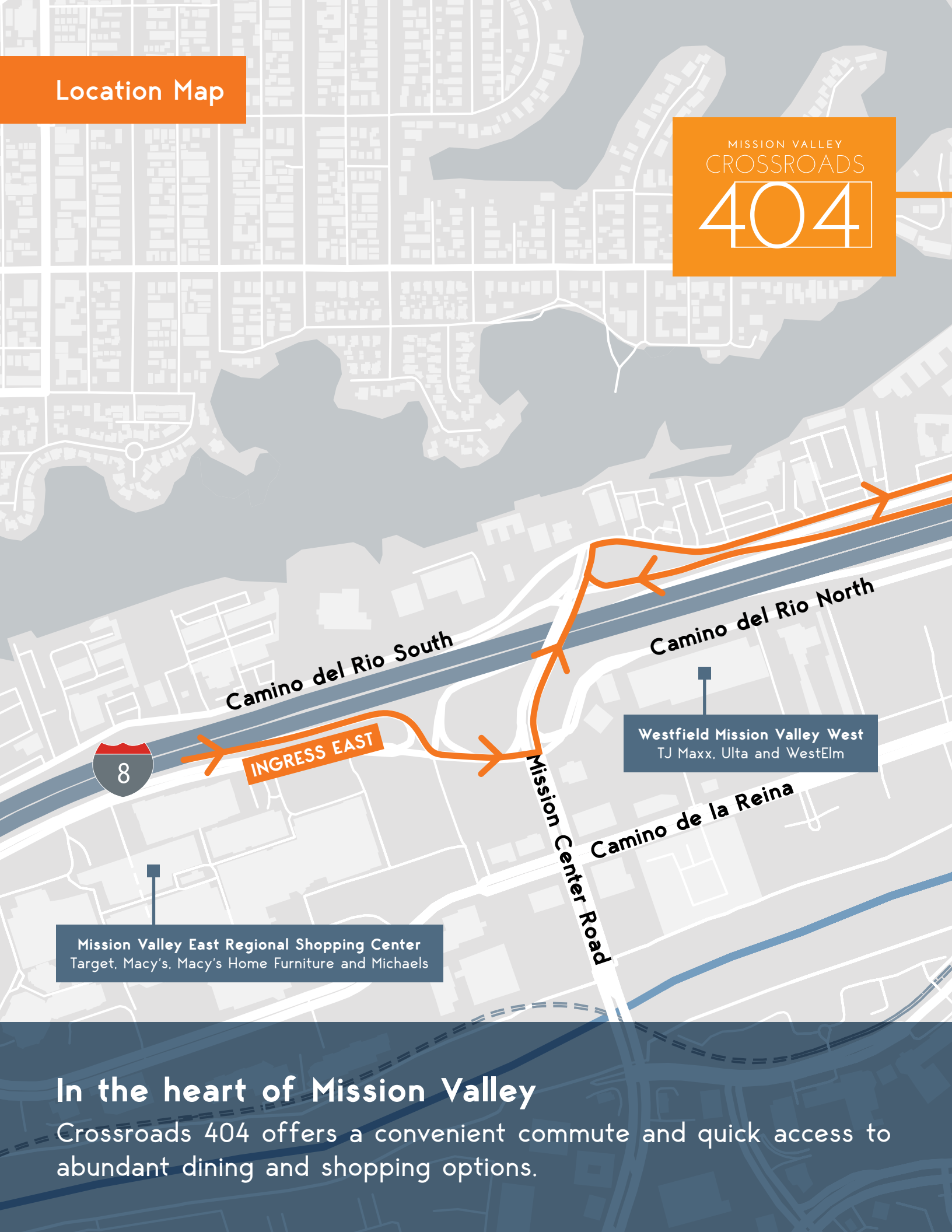


FULL FLOOR | ±21,354 RSF: Available November 1, 2026. New to Market – Creative Penthouse Floor. Views to the Pacific Ocean! Open ceiling and upgrades throughout!



Location Map

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Camino del Rio South

Camino del Rio North

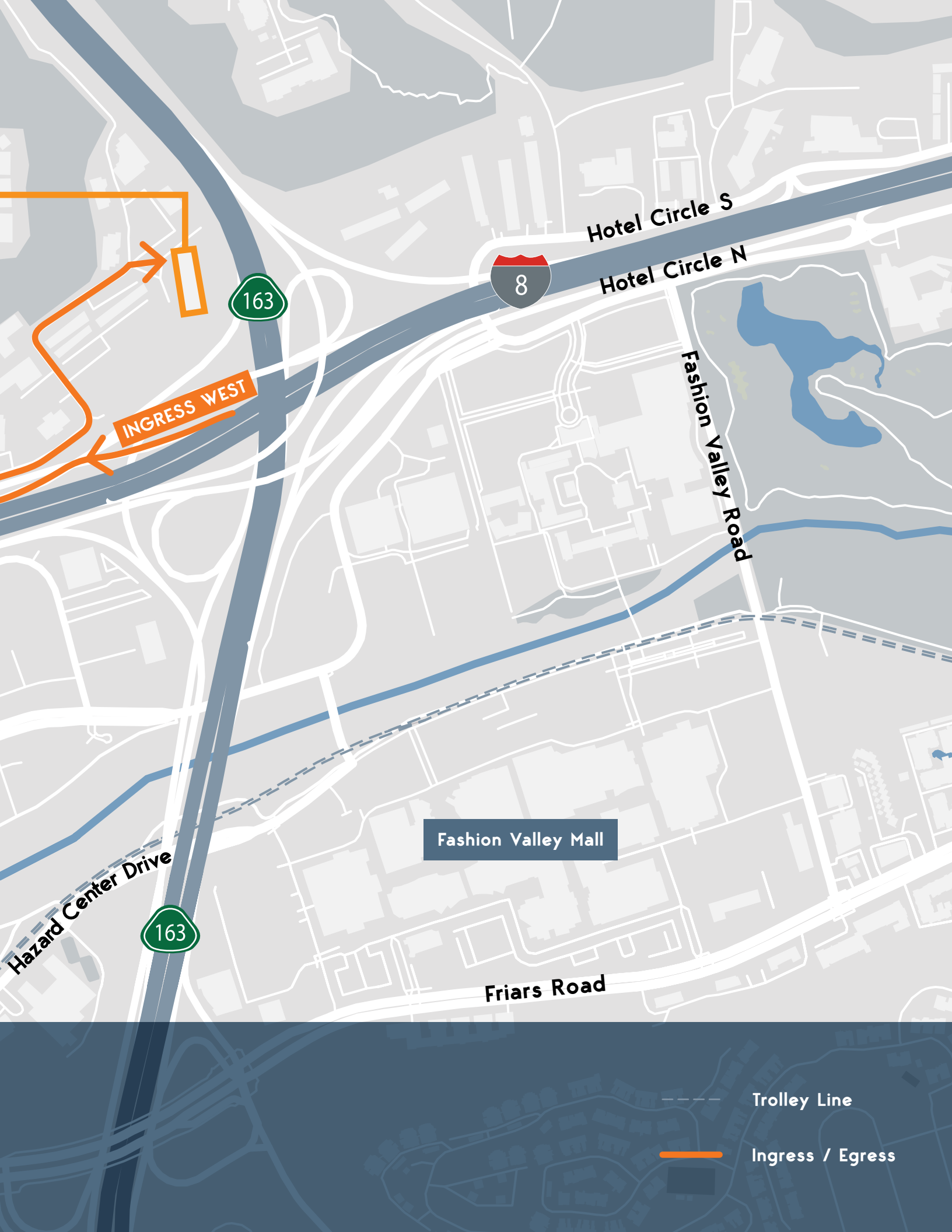
Westfield Mission Valley West
TJ Maxx, Ulta and WestElm

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

Camino de la Reina

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

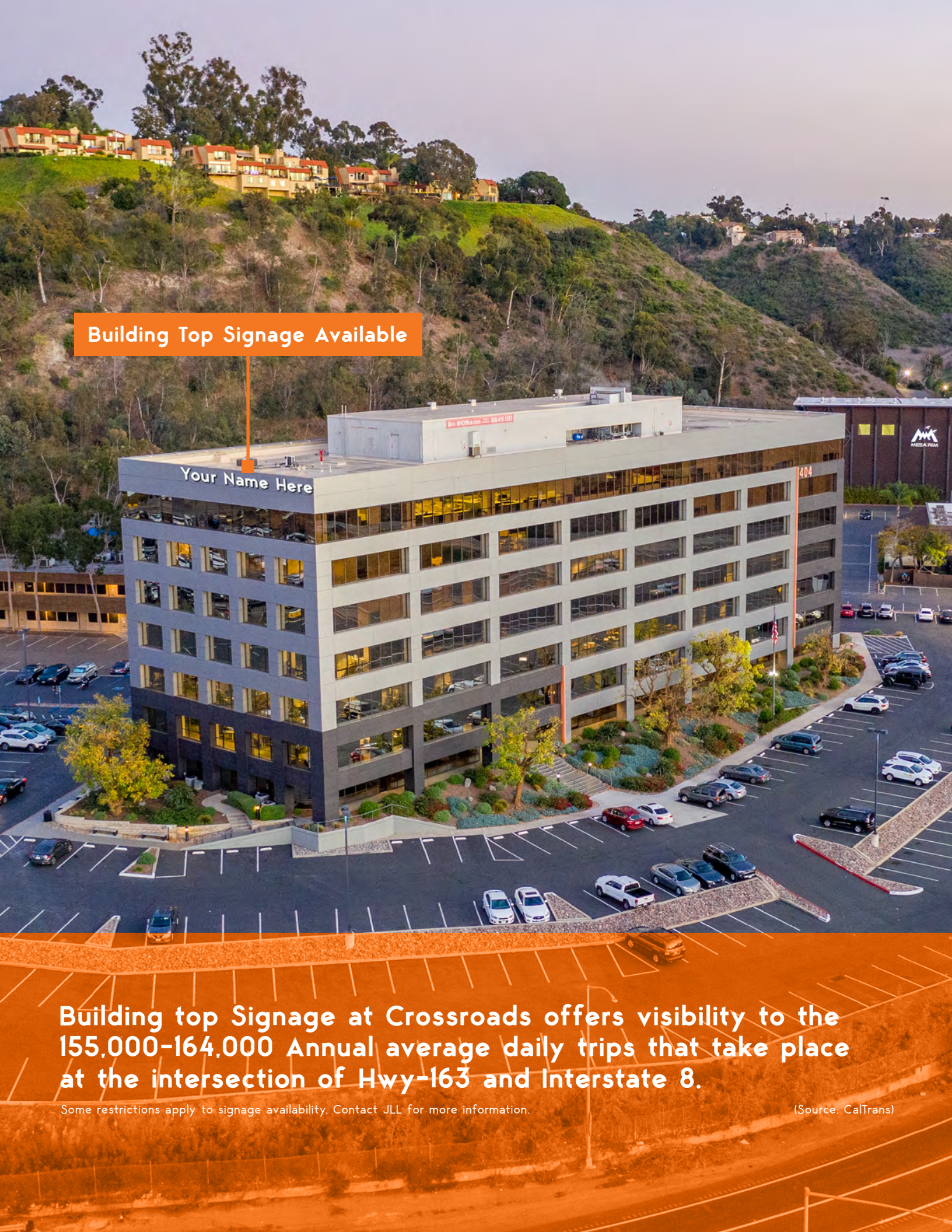
8

163

INGRESS WEST

Trolley Line

Ingress / Egress

An aerial photograph of a modern, multi-story office building with a flat roof. The building has a grey facade and large glass windows. A sign on the roof reads "Your Name Here". The building is situated on a hillside with greenery and trees. In the background, there are residential houses on a hill. The foreground shows a parking lot with several cars. An orange banner is at the bottom of the image.

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)

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