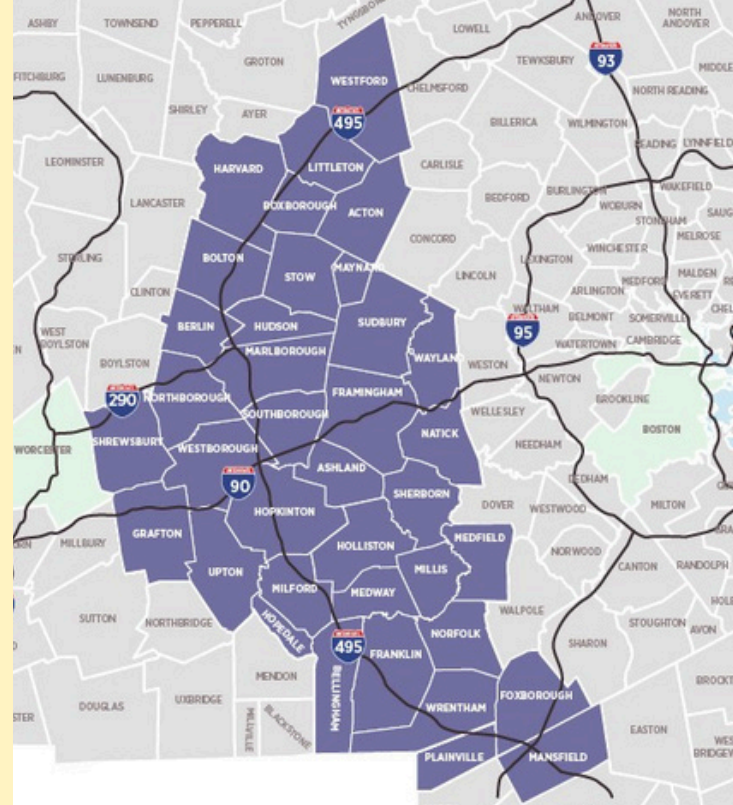


About the 495/MetroWest region

- The 495/MetroWest region consists of 37 cities and towns, with the addition of Mansfield in 2026.
- The region is home to a population of **674,535**, or 10% of Massachusetts residents.
- The region’s population grew by 49% between 1970 and 2020, compared with 24% growth for the state.
- The region is a technology and life sciences hub. Industry clusters with higher job concentration in the region than the state include:
 - IT and Analytics
 - Biopharmaceuticals
 - Medical Devices



Why do business in 495/MetroWest?



The Region’s Annual Payroll



Number of Business Establishments

Each year, the 495/MetroWest Partnership publishes key statistics highlighting the advantages of doing business in the 495/MetroWest region. Despite national economic headwinds, 495/MetroWest employers remain optimistic about the region and their own prospects.

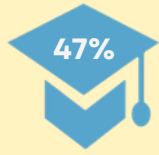
1) The talent pool: A highly skilled, educated workforce.

2) More affordable commercial and industrial real estate than Boston or Cambridge.

3) All of the advantages of Massachusetts, with more talent and less cost.

A highly skilled workforce.

Residents 25+ with a Bachelor's Degree or Higher

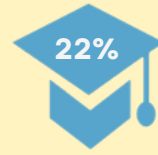


Massachusetts



495/MetroWest

Residents 25+ with a Graduate or Professional Degree



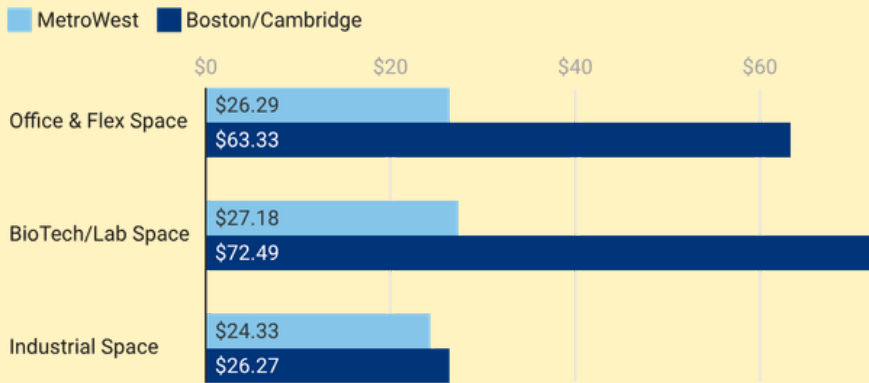
Massachusetts



495/MetroWest

Better-priced commercial real estate.

Leasing costs per square foot (Source: CoStar)

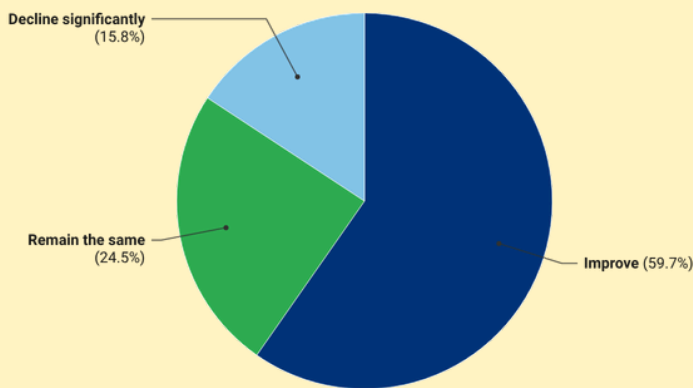


The 495/MetroWest region offers a significant pricing discount on commercial, industrial, and lab space when compared to the Boston and Cambridge markets - while still enjoying access to all the advantages that Metro Boston has to offer.

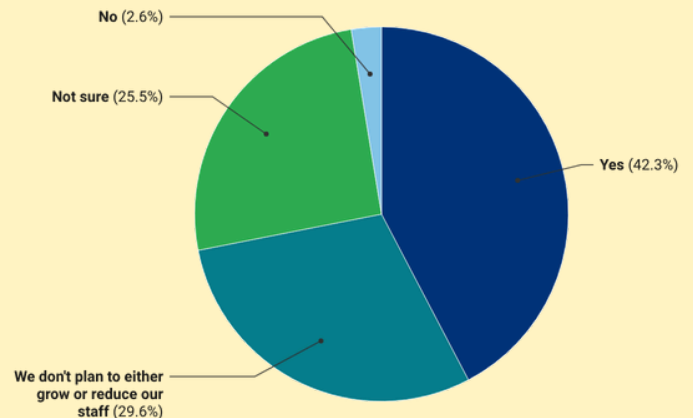
Of space currently for lease, 495/MetroWest Industrial space is a 7% discount from Boston/Cambridge, with a **60% discount** on Office & Flex space, and a **62% discount** on BioTech & Lab Space.

What do our region's employers say?

Each year, the 495/MetroWest Partnership conducts an Employer Survey with our partners at Framingham State University's MERC. In 2026, 264 respondents took part, a 27% increase over 2025.



60% of respondents expect their organization's revenues to improve this year over the previous year, despite uncertainty about the national economy.



42% of 495/MetroWest employers intend to hire more staff this year, up from 38% last year. Fewer than 3% anticipate a staffing reduction.

About the 495/MetroWest Partnership

The 495/MetroWest Partnership is a unique public-private collaboration among businesses, municipalities, and other stakeholders focused on creating an environment that prepares for and cultivates sustainable growth across our 37-community region. The mission of the 495/MetroWest Partnership is to lead the advancement of the 495/MetroWest region as an exceptional location for people, businesses, and communities.

Learn More or Get in Touch: [495Partnership.org](https://www.495Partnership.org)